



BASE CASE REPORT 2009

SUMMARY OF PROFILE STATEMENTS



Table of Contents

Executive Summary	iv
1 Introduction.....	1
1.1 Purpose of Waipa 2050	1
1.2 Purpose of the Base Case Report	1
2 Historical Backdrop.....	2
2.1 Pre-European Settlement: Nga Maunga, Nga Wai, Nga Whenua, Nga Iwi – Mountains, Water, Land, People	3
2.2 Post European - Settlement and Development	5
2.3 Waipa District Council	9
3 Growth Drivers & Influences.....	10
3.1 Iconic Landscape and Natural Character Amenity	10
3.2 Proximity to Hamilton	10
3.3 Critical Mass	11
3.4 Nature of the Local Economy	11
3.5 Lifestyle Migration.....	11
3.6 Tourism and Visitors	12
3.7 Connectivity	12
3.8 Major Changing Rural Land-Use Patterns.....	13
3.9 Water Allocation & Management	13
3.10 Summary.....	14
4 Demographics	15
4.1 Waipa Population Profile.....	15
4.2 The Rural Urban Division	15
4.3 An Ageing Population.....	16
4.4 Increasing Maori Population	17
4.5 Occupancy and Households	17
4.6 Summary.....	18
5 Growth Projections.....	18
5.1 New Zealand Population Growth – The Context.....	18
5.2 Growth Projection Timeframes	19
5.3 Growth Dynamics.....	19
5.4 Growth Projections 2006 to 2051	19
5.5 Summary.....	20
6 Residential Land Demand.....	20
6.1 Current Supply	20
6.2 Growth in Residential Demand.....	21
6.3 Rural and Urban Demand for Housing	21
6.4 Summary.....	22

7	Industrial and Commercial Land Demand	22
7.1	Business Land Demand.....	22
7.2	Business Land Projections.....	23
7.3	Summary.....	25
8	Tourism	26
8.1	Waipa's Tourism Economy.....	26
8.2	Tourist Attractions and Opportunities.....	26
8.3	Summary.....	28
9	Infrastructural Factors.....	28
9.1	Water Supply.....	28
9.2	Wastewater Treatment.....	29
9.3	Stormwater	30
9.4	Summary (Water, Wastewater, Stormwater)	31
9.5	Transportation.....	32
9.6	Other Physical Infrastructure	35
10	Social Infrastructure	37
10.1	Health Facilities and Services	37
10.2	Education.....	38
10.3	Parks and Reserves.....	39
10.4	Community Facilities and Services	40
10.5	Summary.....	41
11	Geographic and Environmental Factors.....	41
11.1	Geology	41
11.2	Land Use and Tenure	41
11.3	Water Management	43
11.4	Air Quality.....	43
11.5	Summary.....	43
12	Existing Policy and Planning Framework	43
12.1	National.....	43
12.2	Regional.....	45
12.3	District.....	47
13	Key Issues and Growth Implications	49
14	Summary – Where to from here.....	65

Acknowledgements

Much of the text informing Chapter 2 'Historical Backdrop' has been drawn from community websites. Therefore the Waipa 2050 team would like to thank the following:

- n www.teawamutu.co.nz
- n www.cambridgeinfo.co.nz
- n www.mtpirongia.org.nz

Executive Summary

Introduction

Waipa District Council is looking to plan for and manage growth in a co-ordinated and sustainable way. In order to do this the Council has commenced a project called 'Waipa 2050', a key component of which is a 'District Growth Strategy' to identify the community's vision and plan for growth. The Waipa District has been growing quickly and the Council has been struggling to keep pace with recent levels of growth. The Council is now trying to identify the vision for the District and decide how development in Waipa will be actively provided for and managed in a sustainable, integrated and staged manner.

The District Growth Strategy will support Waipa's goal of being the Home of Champions – creating an environment which is a great place to live, work and play. It will do this by:

- n Valuing what makes Waipa a special place and identifying actions or activities to protect and enhance these.
- n Defining the pattern for future growth of settlements in the district (as opposed to growth being market driven)
- n Integrating growth with cost-effective infrastructure provision

The Waipa 2050 project is being prepared at the same time as a broader growth strategy is being prepared for the Hamilton sub-region. That project, called 'Future Proof', includes the Waipa and Waikato District's, Hamilton City and the Morrinsville area. The Hamilton sub-regional area as a whole is predicted to increase its population by 200,000 people in the next 50 years. 27,000 of those people are predicted to settle in the Waipa District, increasing the District's population to approximately 70,000 by 2050. As a District there is a need to think carefully about growth, type, location and provision and plan for it today. What is decided as a District in the Waipa 2050 project needs to be consistent with what is decided at a sub-regional level by Future Proof.

What is the purpose of this Base Case Report?

This "Base Case" report provides a snapshot of the District footprint and current situation. It will be used to inform the development of growth scenarios and the growth strategy (options for where growth and development will happen). This report provides information about the opportunities, constraints and issues the Waipa District face. These have been identified in fourteen profile statement reports which provide information on a variety of topics including demographics, social services, tourism, urban growth, waste water, water supply, stormwater, transportation, other services, economic development, culture and heritage, landscape, the physical environment, and strategic policy.

Waipa's treasured past – where have we come from?

In order to plan for Waipa's future, it is important to have an understanding of the District's past; the people who have settled in the area; where, why and what this has resulted in and the effects on the landscape. That way there is a better sense of what is special about the Waipa District and what, therefore are the elements that require protection and / or celebration.

Tainui Maori first settled in Waipa District in the fourteenth century as the area had excellent growing conditions and river access. The land and waterways in the District continue to hold great significance to the tangata whenua of the District today, particularly the rivers, peat lakes and prominent landscape features such as Pirongia, Maungatautari and Kakepuku mountains.

For similar reasons, Europeans too were drawn to settle in the Waipa District: the ease with which food grew in the District and the transport provided by key waterways such as the Waipa and Waikato Rivers. However, by the 1860s parts of the District had become a battleground as the Waikato Wars ensued. The Waikato Wars resulted from Maori resistance to selling land to British colonials. The election of the first Maori King (King Potatau I) in 1858 was seen as a threat to the British Crown and sovereignty, and forces soon moved into the Waikato Region. The Waikato Wars were fought fiercely between 1863 and 1864, and today the District's landscape shows remnants of pa sites, redoubts and battlegrounds.

Waipa's towns have colourful histories associated with both Maori and European history.

Missions were set up in Te Awamutu in the 1830s, but by the 1860s Europeans were expelled from Te Awamutu until the conclusion of the Wars when ex-militia and servicemen became the first Europeans to settle in the town. Te Awamutu grew even more rapidly in the 1880s when the railway arrived connecting the town to both Auckland and Wellington.

Cambridge too was established as a military town on the border of the Maori King Country in the 1860s, but soon became a market town as surrounding swampy areas were drained to establish agriculture such as dairy farming.

The main urban centres of Te Awamutu and Cambridge have a number of colonial buildings linking them to their past. Cambridge specifically shows the remnants of a planned 'garden city' with its greenbelt still intact today.

Kihikihi was the primary home of Ngati Maniapoto, however when the New Zealand Wars ended many ex-militia were given land in the town. Ohaupo was never a major town but more a stopping point between Kirikiriroa (Hamilton) and Te Awamutu. Pirongia established as a frontier garrison town (then called Alexandra) providing a boundary between the predominantly European lands to the north, and the predominantly Maori lands to the south. The town grew rapidly until the promised railway was routed to Te Awamutu instead, and the garrison withdrawn.

Waipa's rural areas were drained and gradually developed as important agricultural areas providing both employment and food to the surrounding area. The introduction of commercial refrigeration in the 1890s, significantly boosted Waipa's economy as dairy products could be exported overseas.

Where are we now - Waipa today

Waipa's People: Living and Working

Today agriculture is still an important part of the economy and character of the Waipa District.

The District is experiencing high population growth, particularly in the rural areas, but also in Te Awamutu and Cambridge. The population is ageing and tends to be older than both the Waikato Region and New Zealand generally with higher percentages of residents over 65 (14%) than found nationally (12%). The proportion of the population with Maori ethnicity is also increasing. Employment rates (being the % of the population employed) are similar for the District when compared to the region and country as a whole.

As the population increases so too does the demand for land for housing, for employment, and for services (such as retail space and offices). Waipa and New Zealand have generally experienced strong economic growth over the past five years. This has created a strong demand for retail, office and industrial property.

n Residential

- Between 200-300 new houses per year have been added to the District over the last 10 years but this is likely to increase to even higher levels after 2011 – we need to find room for these dwellings either within existing communities and towns (through infill) or on greenfield land.
- By 2050 it is estimated that there will be an additional 12,700 dwellings in the District. Recent trends show that about 40% of houses have been built away from existing towns with Cambridge and Te Awamutu receiving about 120 and 80 extra houses each per year respectively.

n Industrial

- An additional 28 hectares of industrial land is required between now and 2026 and an additional 60 hectares by 2050. This is expected to be catered for in planned developments including the industrial land at Hautapu (Cambridge), and Bond Road (Te Awamutu).
- 117 hectares of land is currently being rezoned around the Hamilton International Airport as part of the Titanium Park development, however this development will serve the wider region and is not expected to contribute to satisfying the local district demand of 60 ha over the next 50 years.

n Retail

- By 2056 an additional 65,000m² of retail floor space could be needed throughout the District with some additional retail required in Ohaupo, Pirongia, around the Hamilton Airport as well as in the two main urban centres of Cambridge and Te Awamutu.
- There is currently more demand than there is supply of retail land which means that business is leaking to other areas, such as Hamilton.
- By 2036 it is estimated that Te Awamutu will require 41,000m² of retail floor space (it currently has 17,000m² of retail floor space and the current demand is estimated at 26,000m². Cambridge will require 54,000m² (it currently has 21,000m² and the current demand is estimated at 32,000m²).
- There is also considered to be demand for Large Format Retail stores in both Cambridge and Te Awamutu however the need to balance the demand for 'big box' retail with the need to preserve the character and function of the towns existing commercial areas requires that careful consideration is given to the extent and location of such activities.

n Office

- More office space is needed in the District. It is estimated that an additional 17.8 hectares of commercial zoned land will be required by 2026 to cater for this space with 65% of this growth likely to be in Cambridge. The land area required can be reduced by measures such as intensifying office development (i.e. vertically) or by providing office space within mixed use developments.

Visiting Waipa

Most people who visit Waipa are domestic tourists rather than from overseas. Although tourism only provides a relatively modest amount of income to the Waipa economy this has been increasing over recent years. In 2000 the District earned \$414 million from domestic visitors and \$77 million from international visitors, but by 2013 this is forecast to increase to \$741 million and

\$300 million respectively. The Fieldays itself is reported to contribute approximately \$250 million dollars to the regional economy.

Cambridge and Te Awamutu contain most of the visitor services such as retail and accommodation but tourist attractions are spread throughout the District, including:

- § ecotourism activities, for example walks at Pirongia, Maungatautari and Ngaroto.
- § major events such as Fieldays, WRC Rally, and the Parachute Festival;
- § sporting events are also a significant attraction to the District, for example international events at Lake Karapiro / Karapiro Domain and Kihikihi Equestrian Centre; and events at Mystery Creek and Te Awamutu Events Centre; and
- § heritage and cultural tourism is also becoming an important element of the District's tourism potential.

Servicing Waipa

To sustain the population, businesses and industry in the Waipa District a number of services are required, for example water, disposal of water and other waste, a supply of energy, telecommunications, and transportation.

Three waters – water supply, waste water and stormwater - Like many areas, Waipa faces some challenges in terms of water – too much in some places, sometimes causing flooding; too little in other areas; and issues around disposing of water.

Water demand in the District is higher than average and so too is water loss from the water supply systems. Cambridge, with its proximity to the Waikato River, Lake Karapiro and other springs has a reasonable supply of water. Water supply in Te Awamutu, on the other hand, is over-allocated and some issues exist around the age of pipes supplying both Te Awamutu and Pirongia. Kihikihi and Ohaupo also receive reticulated water. A further water source needs to be identified for Te Awamutu and storage capacity increased. Some improvements to water quality are needed within the District's supplies.

Waste water from Waipa's main towns and reticulated areas is treated at Waipa's waste water treatment plants (WWTP) located in Cambridge and Te Awamutu. The Cambridge WWTP is in need of upgrading and is struggling to cope with the level of waste water it currently receives. Te Awamutu's WWTP processes waste water from both Te Awamutu and Kihikihi and was recently upgraded in order to cope with predicted growth in that area for the next 10 - 15 years.

In terms of Waipa's stormwater, drainage in the District is founded on three main catchments: the Waikato River in the north of the District, The Waipa River and its tributaries in the south and west; and the peatland plateau in between the two river valleys. The peat lakes are sensitive receiving environments whereas the Waikato River's water quality is more affected by surrounding rural land uses than by stormwater runoff. Te Awamutu does not have a full stormwater reticulation system, and catchments in Te Awamutu are known to have some flooding problems. Ponding is also known to occur in Pirongia.

Power and Gas - Power is supplied to the District from the national grid at four exit points located in Te Awamutu and Cambridge, and two feeding into the District at Hamilton and Hinuera. The main source of power from the national grid is generated from hydro power, with some additional

power being sourced from thermal, geothermal, wind and coal supply. WEL Networks, Waipa Networks and Powerco distribute power in the District.

There is one power generation source located solely within the District at Karapiro (with Arapuni also being located partly within the District) which is owned and operated by Mighty River Power.

Vector supplies gas to Cambridge, Te Awamutu, Kihikihi and Pirongia.

Waste – There are three privately owned and operated transfer stations located in Waipa – two in Te Awamutu and one in Cambridge – providing a waste and recycling drop off facility and hazardous waste disposal. The Council contracts out a kerb-side recycling scheme with a weekly collection in the urban areas, and fortnightly collection in the rural areas. Refuse collection is provided by private companies. Agrecovery also runs a national rural recycling programme aimed at providing disposal facilities for all agricultural and horticultural solid waste. The District contains four closed landfill sites but there are no operational landfill sites in the District.

Telecommunications - The entire Waipa District has land line access with an existing copper network supplied by Telecom. The majority of the District also has mobile coverage with exceptions south of Maungatautari, west of Pirongia and northeast of Cambridge.

Broadband is available in the urban areas of Te Awamutu, most of Cambridge, and some smaller centres. However, a number of areas of the District (particularly rural areas) do not have access to broadband.

Travelling in Waipa

Travel in Waipa is dominated by road. The roading network provides efficient access and communication links to, from and within the District. Roads also service agricultural, forestry and tourism industries as well as maintaining access to rural communities and households. State highways 1, 1B, 3, 21, and 39 criss-cross the District and link the urban centres. Freight transport is also dominated by road with a relatively small amount going by rail.

Walking, cycling and public transport makes up less than 10% of total trips. Passenger transport is infrequent but there are existing services between Te Awamutu/Hamilton and Cambridge/Hamilton and Hamilton, as well as a number of school buses. Waikato's Regional Passenger Transport Plan 2007-2010 highlights several key services to be investigated including more frequent services, park and ride facilities at Hamilton Airport and Cambridge, and an extension of Hamilton's urban bus services to the Airport.

Facilities for walking and cycling too are being encouraged in new developments. The District's walking strategy plans for all urban roads to have footpaths on at least one side of the road, and recreational walkways are being developed in some areas. However, with extensions of rural-residential development semi-rural footpath facilities are likely to become increasingly of concern and many new developments are not currently allowing enough room for pedestrian, cycle or bridle path facilities.

There are no commuter rail services in the District although the North Island Main Trunk Railway does pass through Te Awamutu and Ohaupo on its route between Auckland and Wellington – the nearest stops are in Hamilton and Otorohanga. There is an industrial siding 3.5kms north of Cambridge at Hautapu, but this is only used to transport milk product at the moment.

Hamilton Airport is the fourth busiest airport in New Zealand and provides the greater Waikato region with direct flights to many domestic destinations. Regular international flights have also been a feature from the airport since the mid 1990's, however there are currently no regular

international flights on offer. Airlines operating from Hamilton Airport include Air New Zealand, Origin Pacific and Sun Air.

Learning, Playing and Health in Waipa

Learning – Early childhood, primary and secondary education is provided throughout the District in the main urban areas and rural areas, including one private secondary school at Cambridge – St Peters School, which attracts pupils from outside the District. Approximately half of the schools are “enviroschools”. A number of towns also provide kohanga reo. Te Wananga o Aotearoa is a public tertiary institution which provides some courses in Te Awamutu. Private training facilities are provided in Kihikihi (GSHTC Limited); Cambridge (Caernwaray Bible Schools, Waikato Apprentice Jockey School and Computer Education Solutions Limited); and CTC Aviation Training (NZ) Ltd and Waikato Aero Club are two private training establishments located near the Hamilton Airport.

There are no current plans to upgrade any of the schools, close schools or provide for new schools though role increases are expected in existing schools. However, Cambridge is expected to require additional classrooms to cater for the 11-13 Year group by 2026 and by 2050 new schooling (particularly within Cambridge and Te Awamutu) will be likely.

Playing – There is widespread satisfaction with parks and reserves provided in the District. It is estimated that additional land will be required for active reserves, conservation reserves, and sports reserves with the increasing population. However, the longer term changing pattern of demographics predicted in the District indicates that there may be additional requirements for different types of reserves and facilities that are more popular with an ageing population, such as bowls, golf, indoor activities, swimming pools, gardens, and walking tracks.

Te Awamutu has an aquatic centre and plans are in place to upgrade the existing Cambridge Pool in order to provide an indoor pool and aquatic centre. The Trust Waikato Te Awamutu Events Centre provides facilities for a range of activities. Mystery Creek is a venue located in the District catering for major activities such as Fieldays and national and international indoor sporting events. Lake Karapiro provides a Sports and Recreation centre which mainly provides for a number of water and land based activities. It is also being upgraded and additional facilities provided to cater for the 2010 World Rowing Championships, whilst leaving a superb legacy for all domain uses. It is also the site for one of three high-performance sports centres in New Zealand, currently being built.

There are two libraries in the District – one in Cambridge and one in Te Awamutu. Thirty-two community halls and other meeting places are spread throughout the District’s rural towns and areas. Cambridge and Te Awamutu also have museums.

There are a number of dog exercise areas, but with the growth in Cambridge North, further areas will be required.

Health - Health facilities and services including GPs, medical centres, rest homes and retirement villages are mostly located in Te Awamutu and Cambridge with very few facilities in the other rural towns or areas. Te Awamutu also has one continuing care and maternity service at Matariki Hospital. Secondary and specialist health care is provided in Hamilton, and the nearby Waikato Hospital in Hamilton provides the most comprehensive cover.

The majority of growth in over 60-year olds is occurring outside the main urban centres where medical treatment and retirement/rest homes are not widely available, and this may become more of an issue in the future.

Waipa's Environment – Land, Water, Air

Waipa is predominantly flat and basin-like with some rolling hills and mountainous areas. The iconic volcanic peaks of Mt Pirongia, Mt Maungatautari and Kakepuku dot the landscape. Flooding events and subsequent drainage has also shaped the landscape with the Waikato and Waipa rivers carving out channels.

The Waipa District has highly productive soils with few limitations making it an ideal place for agriculture – Waipa's dairying and the equine industry are nationally important from an economic perspective. As a result most of the District is pastoral land, giving it a very 'rural' feel.

Waipa also has ecological areas of regional and national significance. For example, native forest surrounding the volcanic mountainous regions and kahikatea swamp stands such as Yarnley's Bush. Peat bogs, lakes and wetlands are also a unique and special feature of the District. The District's peat lakes represent one of the largest collection of these types of lake in New Zealand. The Moanatuatua Scientific Reserve is one remnant of what was a much larger peat bog east of Ohaupo.

The waterways passing through the Waipa are lowland rivers and streams which naturally flood during winter months. Managing increased runoff following vegetation clearance represents a challenge to the District. Water quality has been adversely affected by landuse, for example, peat soils tend to be naturally low in pH and some nutrients so requires the addition of lime and fertiliser to achieve full productivity. However, this can adversely affect lake and waterway quality downstream. Agricultural and stormwater runoff needs to be managed in order to minimise eutrophication and sedimentation of the District's waterways, and subsequent effects on water supply, ecology and water based recreation opportunities.

A number of landscapes and landscape features in the District have been identified in the District Plan for special care and protection. These include the vegetated volcanic cones, Lakes Karapiro and Arapuni and the Waikato River including river terraces, peat domes, views of peat lakes from State Highway 3, and steep hillsides.

Preservation of Waipa's archaeological landscapes also presents an opportunity as some of the landscapes are iconic. Viewshafts which once linked pa / redoubts to another place, and links between pa sites and volcanic cones are still evident in the District. Many areas have remnants of European and Maori defensive military sites associated with the Waikato Wars which occurred here in the 1860s, for example Rangiaowhia.

As population and employment growth continues in the Waipa District pressure to develop in the rural areas will also increase. Such growth and development needs to be balanced against the need to protect highly productive soils. Ecological areas too, such as remnant bush stands, the margins of peat lakes may also come under pressure to be developed.

Air quality in the District is high but does have the potential to be affected by activity from an increasing population. The main source of air pollution is domestic home heating, but vehicle emissions, outdoor burning, and discharges from industrial activities also play a part. As the population increases and industry grows air quality has the potential to worsen and this needs to be managed carefully.

Other Considerations

Further regional guidance exists such as the Waikato Regional Policy Statement which identifies the significant resource management issues in the region, and the Waikato Regional Plan which

sets objectives, policies and methods to address these issues. The Waikato Region has its own Transport Strategy.

Waipa District Council too has a number of documents which have played a part in managing growth and need to be considered in the context of the Waipa 2050 project. These include:

- § Operative Waipa District Plan;
- § Code of Practice for Land Development and Subdivision;
- § Waipa’s Action Plan for the NZ Urban Design Protocol;
- § The 2009-2019 Long Term Council-Community Plan (currently draft);
- § Waipa District Promotion Strategy,
- § Heritage Policy and Implementation Strategy; and,
- § Waipa Urban Growth Strategy 2003.

All these documents get reviewed and change as time passes. The main challenge for the Waipa 2050 project is to identify a series of principles to guide development in the district over the next 40 years that are practical, cost effective and achievable. These are key elements to provide for the achievement of sustainable development in the district.

What drives growth in Waipa today?

The Waipa District is an attractive place to live and growth is increasing for a number of reasons, such as:

- n Waipa has iconic landscapes with volcanic mountains, lakes, rivers, rolling farmland and domed peat lands making it an attractive place for people to live and buy property and for tourism.
- n Waipa is in close proximity to Hamilton which is an advantage in that Hamilton provides people in Waipa’s towns and rural areas with employment. However, the disadvantage of being so close to Hamilton is that rural industry is able to be serviced by companies within Hamilton.
- n As more people decide to settle in the District’s main centres of Cambridge and Te Awamutu, they attract more services and amenities and are able to become self-sustaining towns.
- n High quality educational facilities.
- n The local economy provides employment; primarily in agriculture which is the most significant industry in the District. However, much employment is also provided in manufacturing and retail trade. Key growth areas between 2000 and 2007 included manufacturing, construction, retail, accommodation, cafes, restaurants, property and business service, and personal services.
- n Many people are moving to the District for the lifestyle that living in rural areas provides. People of retirement age are also attracted to live in the District especially within Cambridge.
- n Tourism is a growing industry: the most important tourist attractions in Waipa include horse breeding, training and equestrian events (Kihikihi Equestrian Centre), events at Mystery Creek Events Centre, activities at Lake Karapiro and Domain and more recently the Maungatautari Ecological Island as an eco-tourism destination.
- n Waipa is well connected – transport within the District is dominated by roads such as State Highways 1, 3, 21 and 39, the North Island Main Trunk Line passes through it and there is an International Airport located within Waipa and to the south of Hamilton City.

- n Changing patterns of land use such as providing buffer zones between agricultural activities and waterways and planting of riparian margins; and rural residential lot development being encouraged around peat lakes and their riparian margins.

Planning for growth in the Waipa District cannot occur in isolation of national, regional and neighbouring trends and environments. In this respect there is a comprehensive and changing policy and planning framework that will have influences on the Waipa 2050 Growth Strategy as it evolves and is implemented. For example, national guidance exists for housing, transport, and urban design. A recent agreement over co-management of the Waikato River between Waikato Tainui and the Crown also needs to be considered in terms of the management of the River and surrounding land uses.

Future challenges

Emerging from the investigations to date are eleven key issues or challenges that the Waipa District faces which will have implications for how growth should be provided for and managed. These challenges (in no particular order) are:

- n An increasing and ageing population, and how to best cater for this change.
- n A need to define, retain and enhance Waipa's character and celebrate what makes it special and unique.
- n Protecting Waipa's land-based economy.
- n Pressure on the Waipa's ecology and environment – protect its icons, key sites and biodiversity.
- n Definition of employment type and location in terms of where development should occur.
- n Need to provide 'hard' infrastructure, but what type, where, and how much it will cost.
- n Need to provide community infrastructure (education, health and recreational facilities), but what type, where, and how much it will cost.
- n Maintain and enhance urban amenity, form and character.
- n Maintain and where necessary protect rural amenity, form and character.
- n Maintain, develop and enhance efficient transport networks and improve public transport to provide better access to services.
- n Protection and enhancement of Waipa's culture and heritage.

Next Steps – where to from here?

So far a 'snapshot' of the Waipa District has been taken as it is today. By assuming current growth trends there is a reasonable understanding of how many additional people will be looking to live and work in the Waipa District in 2050. There is also a good understanding of the current challenges facing the District.

The next step following on from this 'base case' work is to consider where and how to sustainably provide for and manage projected growth. That means, where should future houses, businesses and industries be located? The kinds of questions to be considered are:

- § Will Cambridge grow or will Te Awamutu? Or both?
- § Should more rural land be developed or should Council conserve primary agriculture, directing the towns to be more compact?
- § Should a new town be developed?

§ Should all the smaller towns grow and Cambridge and Te Awamutu remain of a similar scale?

§ With extra residents and workers, how will they travel from one place to another?

In order to do this ‘growth scenarios’ have been developed to outline and show how and where growth might occur and how this could influence the “look” and “feel” of the District; the living, working and travelling experiences. The community and key stakeholders such as businesses, industry representatives, education and health providers have provided input into that process to assist Council in determining what the desired option is to sustainably provide for and manage the effects of growth in the District to and beyond 2050. That preferred growth management scenario has provided the framework for the development of a draft district growth strategy.

1 Introduction

1.1 Purpose of Waipa 2050

Waipa District Council (the Council) is looking to plan for and manage the effects of growth in a coordinated and sustainable manner.

Council has been struggling to keep pace with recent levels of growth within the District and has embarked on the development of an all-encompassing and integrated suite of growth management strategies, plans and processes to confirm the vision for the District and how development within it is to be actively provided for and managed in a sustainable, integrated and staged manner to achieve this goal.

In doing so, Council intends on building on the already stated community goals (which are detailed in a range of existing documents) to prepare an overarching District Growth strategy to detail the stated vision and goals and how these via a range of specific actions, undertaken by Council, developers and the community, can be achieved.

The developed strategy framework will support the achievement of the Strategic Direction and Goals of the District, being the Home of Champions – and a District within which it is a great place to live, work and play.

It is proposed that this be done by:

- n Valuing, protecting and enhancing those elements and features of the District that make Waipa a special place
- n Detailing a pattern for future growth of settlements (as opposed to growth being market driven) in a timely fashion
- n Integrating growth with cost-effective infrastructure provision

The overarching purpose of the Waipa District Growth Strategy is to therefore “re-confirm” or validate the Waipa District Vision and Goals and develop the policy framework for inclusion in the District Plan and other plans and strategies. An action plan detailing activities needed to achieve this over the next 40 years in an integrated and sustainable manner will also be prepared for inclusion in subsequent Long Term Council Community Plans.

1.2 Purpose of the Base Case Report

The purpose of this base case report is to develop a snapshot of the District at this point in time to help develop the framework for the growth strategy.

The report also provides a summary of the opportunities, constraints and issues identified in each of the fourteen profile statements prepared to date.

Linkages from the opportunities, constraints and issues contained in the profile statements is made to the:

- n Four sustainable wellbeing’s from the Local Government Act 2002;
- n Waipa Community Outcomes & Statements (2007); and
- n Purpose and principles of the Resource Management Act 1991.

Making these linkages assists in the development and evaluation of growth scenario options having regard to the “sustainable development” and “sustainable management” imperatives of the Local Government and Resource Management Acts respectively.

The Base Case report forms part of a suite of documents that will form Waipa 2050, culminating in the development of the District Growth Strategy.

Anzac Green – Te Awamutu



2 Historical Backdrop

This section provides a summary of the settlement of the District, together with the establishment of the District Council and its role. Much of this text has been drawn from Waipa community websites.¹

¹ Much of the text informing Chapter 2 ‘Historical Backdrop’ has been drawn from community websites, therefore acknowledgement is given to the following sources: www.teawamutu.co.nz, www.cambridgeinfo.co.nz, and www.mtpirongia.org.nz.

Much of the District's settlement patterns and pressures have an historical link, therefore it is important to understand why and how settlement has occurred.

Tangata whenua history and settlement also requires further understanding. As this is key element of the Waipa District in terms of both its past, present and future, this will be provided in a separate report.

2.1 Pre-European Settlement: Nga Maunga, Nga Wai, Nga Whenua, Nga Iwi – Mountains, Water, Land, People²

The Waipa District has a significant pre-European history.³ Tainui Maori first settled the Waikato area as early as the fourteenth Century. Traditionally their forbearers sailed to New Zealand from Hawaiki. The Tainui canoe is buried at Kawhia and it was from there that the people consolidated and gradually spread, settling most of the Waikato and the King Country. It was a good area for settlement, with excellent growing conditions and river access. Many pa were established throughout what is now the Waipa District due to these favourable conditions.

The volcanic cones of Pirongia, Kakepuku, Te Kawa, Te Miro and Maungatautari structure the visual landscape and also the historical occupation of the Waipa District.

Within these surrounding uplands, the territories of the Waipa tribes extend beyond the District boundaries. The river systems forming highways – in particular the Waipa and Waikato Rivers are described as central arteries rather than boundaries. These rivers converge at Ngaruawahia, regarded as the spiritual centre of the river system. However, all water systems were, and remain, symbolic as spiritual resources, a source of food, and a place of healing.

Within the Tainui lands or rohe, various iwi or hapu have established jurisdictions. There are a number of hapu and iwi present in Waipa, including:

- § Ngati Apakura – occupying lands east of Pirongia;
- § Ngati Raukawa – living east of Ngati Apakura toward the Waikato River;
- § Ngati Maniapoto – primarily to south of the District;
- § Ngati Koroki Kahukura– occupying the flanks of Maungatautari.

Around these four hapu live their kin tribes of Ngati Hauaa in the Te Miro area; Ngati Mahuta; Ngati Mahanga; Ngati Hikairo and Ngati Matakore.

From 1775 to approximately 1810 a number of prominent Waikato chiefs and warriors were born. Hongi Hika, a prominent Nga Puhi chief from the north invaded the Waipa triangle in 1822 and fought Tainui at Matakitaki near Pirongia. The site of Matakitaki Pa and its inhabitants were well suited to traditional Maori hand-to-hand conflict but were defeated by the musket. This was the

² In 1992 the Centre for Maori Studies and Research at the University of Waikato was commissioned to carry out a study of the Waipa District for Waipa District Council. The following section draws on the report which was produced, entitled: He Kaupapa a rohe mo nga iwi Maori o Waipa. As noted above, tangata whenua history and settlement also requires further understanding.

³ www.teawamutu.co.nz

first time that European weaponry was used in the Waikato. The battle at Matakītaki Pa was where the musket overcame the taiaha.

The introduction of the musket resulted in a period of intense tribal warfare in the District. In 1834 missionaries visited the District bringing about a change in the Maori way of life. By the 1840s after intervention from Wesleyan, Church of England and Catholic missionaries there was peace for a time and agriculture prospered. This however, was swiftly followed by the arrival of the Waikato Wars.

Rewi Maniapoto Reserve – Kihikihi



2.1.1 The Waikato Wars⁴

The New Zealand Wars/Waikato Wars are an important feature of Waipa history, as is reflected in the landscape of the District where numerous redoubts, pa and battle sites can be found.

The New Zealand Wars occurred over a thirty year period from 1845-1872 with various North Island iwi fighting colonial forces. However, the Waikato Wars took place between 1863 and 1864.

These Wars were fought over Maori resistance to selling land. Colonial forces were under pressure to find land for a growing tide of immigrants, whilst Maori farmers were prospering in the Waikato, Bay of Plenty and Auckland regions supplying food to the cities and towns. Maori resistance to selling land was increasing, particularly in the Waikato where the King Movement

⁴ The information about the New Zealand Wars is taken from Neville Ritchie's book entitled *The Waikato War of 1863-1864: a guide to the main events and sites*, published in 2001 by the Te Awamutu and District Museum.

established. In 1858 Te Wherowhero (known as King Potatau I), a respected Ngati Mahuta chief was proclaimed first Maori king. The British government interpreted this as a direct challenge to the British sovereign and Crown. Mistrust between the two cultures grew and by 1863 Governor Grey issued a statement accusing Waikato chiefs of threats to European settlers and disloyalty to the Queen, stating that “those who wage war against Her Majesty... will forfeit the right to possession of their lands... which will be occupied”. This was quickly followed by a small force of British troops entering the region and setting up the ‘Queen’s Redoubt’ at Pokeno.

As the troops, led by Cameron, advanced further south a number of battles were fought along the Waikato River. Most notably the battle at Rangiriri where the British lost more troops than in any other battle during the New Zealand wars.

The conflict reached what is now the Waipa District in 1864 at Paterangi where the British troops, up against Maori warriors who, although lacking in supplies were in a pa with a formidable defence network. Cameron and his men outflanked the pa and went on to occupy Rangiaowhia, then a thriving Maori community recognised as the ‘food bowl’ of the Waikato Maori. It was from Rangiaowhia that Auckland was supplied with wheat, maize and potatoes. However, the invading British forces soon occupied the area.

The following day a number of Maori travelled from Paterangi and reoccupied Rangiaowhia, whilst other Maori began entrenching a position on Hairini ridge, one kilometre west of Rangiaowhia. Before the Maori defences had advanced too far the British attacked. Most Maori defenders got away, however, Maori around the District retreated allowing British to establish in the important agricultural area around Rangiaowhia. There, the British then went on to establish a redoubt behind the Rangiaowhia Hall.

Two days later Cameron’s forces moved to Kihikihi and occupied Rewi Maniapoto’s house. Many Maori had abandoned Kihikihi and Waikato military began surveying the town and it became the base of the Waikato 2nd militia.

The British were satisfied with the taking of Rangiaowhia but Rewi Maniapoto was persuaded to lead further resistance. With very little supplies the Maori began building a pa at Orakau. Learning of this, the British forces at Te Awamutu mobilised all available manpower (1200 men) and attacked. Although the pa was better fortified than expected Maori stood little chance of winning the battle. Though given a chance to surrender many men and women died. This defeat led Wiremu Tamehana and his men to abandon their pa at Karapiro. Despite the victory, Cameron’s forces received much criticism for the bloodshed that had occurred at Orakau.

2.2 Post European - Settlement and Development

2.2.1 Te Awamutu⁵

At Te Awamutu were two important Pa. Otawahao, a pa on the hill which is currently Wallace Terrace and Kaipaka Pa which is to be found at the end of what is now Christie Avenue. Otawahao, named after the Tainui tupuna Tawahao, was the first visited by missionaries in 1834. It was at Otawahao Pa that the first church is recorded in 1838 and where in 1839 Reverend Ashwell asked the Whare Kura (Christian Maori) to leave and set up a separate community at “Awamutu”. It was this act which led to the establishment of the Otawahao Mission station.

⁵ www.teawamutu.co.nz

Under the directorship of John Morgan, who resided at the Otawhao Mission with his wife Maria from January 1841 until 1863, personal contributions to the history of the area were made in the fields of religion, education and agriculture. During these years there was a significant increase in the agricultural work undertaken by Maori in the Te Awamutu and surrounding districts. This included the establishment of a number of flour mills which were largely funded by Maori parishioners. The resulting crops and produce supplied, amongst other places, the Auckland markets.



St. John's Church

During this period, at the request of the parishioners, permanent church buildings were erected: St. John's (1854) at Te Awamutu and St. Paul's (1856) at Hairini (Rangiaowhia).

The mission buildings were leased by the New Zealand Government in 1862 and John Gorst as Civil Commissioner of the Waikato took over the Otawhao Mission School. From within the mission site the printing press "Te Pihoihoi Mokemoke" began printing, in Maori, opinion which opposed that of the King Movement paper "Te Hokioi". In March 1863 Ngati Maniapoto seized the government press and only after negotiation returned it onto the Queen's land at Te Ia. The seizure was one of many factors which led to the expulsion of Europeans from Te Awamutu and districts and the outbreak of the Waikato Wars (1863-1865).

In 1864 the Otawhao Mission Station became the Headquarters for the army of General Cameron.

At the conclusion of the Waikato Wars ex-militia and settlers became the first Europeans to populate Te Awamutu.

In 1880 the railway was established in Te Awamutu connecting the town to Auckland, on what is now the North Island Main Trunk Railway. This provided a catalyst for further European settlement and further development of the economy through farming, especially dairying.

The sale in 1907 of the Otawhao Mission Farm, which consisted of 173 acres, signalled the growth of the town of Te Awamutu. The fertile soils meant that Te Awamutu and the surrounding area developed as farming areas with dairying becoming an important economic driver and employer in the area.

Today Te Awamutu functions as a rural service town, with a population of approximately 12,000.

Te Awamutu has taken the rose as a symbol, and is the self-proclaimed Rose Capital of New Zealand. It is an area of great historical value, with old churches, pa sites, redoubt sites and battlegrounds nearby.

2.2.2 Cambridge⁶

The town of Cambridge was established on 13 July 1864, with Cambridge Borough Council being established later in 1886. Cambridge started as a military town on the border of the Maori King

⁶ www.cambridgeinfo.co.nz

Country. It was named after the Duke of Cambridge - Commander in Chief of the British Army from 1856 to 1895.

A large redoubt was built in Fort Street by the 3rd Waikato Militia, giving a panoramic view over the Waikato River towards Maungatautari and surrounding ranges. The military phase did not last long. Cambridge soon became a market town and with the draining of the swamps resulting in Cambridge being one of the richest agricultural and dairying areas in New Zealand. Cornelius Day gave an impetus to the dairy industry with the introduction of Fresian cows to the area.

In 1886 industry was boosted when the first Anchor butter factory was established by Henry Reynolds at Pukekura, just out of Cambridge. The Waikato River was the main transport route supplying Cambridge with a lifeline to Auckland and, once refrigeration was established, the overseas market.

Cambridge developed as a 'garden city' espousing the town planning ideas put forth by Ebenezer Howard – a self-sufficient town surrounded by a greenbelt. The special charms and the character of Cambridge have developed through a predominantly English influence. The streets lined with mature oaks, elms and chestnuts and cricket matches on the town square helped to retain this tranquil old-world atmosphere.

Some of Cambridge's existing historic buildings are reminders of earlier times – remnants of the history of the town which are preserved and celebrated today. The hotels were some of the first institutions to be established in the newly formed settlement and still provide social centres today.

The St Andrews Anglican Church has been bringing parishioners to worship since 1881, the older 'church' in operation since 1873. The double storey band rotunda in the Leamington Domain is probably unique in New Zealand and the Leamington streets all being named after authors and poets give the west side of the Waikato River a distinctly English feeling. The Cambridge Post Office may be unique in the world: in 1908 when it was first built an insignia for King Edward VII was put over the doorway. In 1936, when additions were made, the insignia for King Edward VIII was also added.

In 1907 the Victoria Bridge (35.4 metres above the Waikato River) caused quite a stir being built in 7 months and the first Braced Arch Bridge in New Zealand. It was sent out from Kansas USA as a kitset and erected from both sides of the river.

The arrival of motor transport and electricity played a major part in the development of Cambridge. The establishment of the railway in Cambridge, provided more impetus for the town to develop.

Today, Cambridge has a population of approximately 13,000.

2.2.3 Pirongia⁷

In the middle of the 18th century the Puniu River, south of Pirongia, represented a boundary between the lands to the north where Europeans were well established and Te Rohe Potae to the south, under Maori domain. The garrison town of Alexandra was established to protect nervous settlers along this frontier. The town grew rapidly until the 1860s and 1870s when the garrison was withdrawn and the promised railway was routed through Te Awamutu, effectively ending the intention of Alexandra being the main urban centre for the region. In 1882 (2 years after the

⁷ www.mtpirongia.org.nz

railway reached Te Awamutu), the population of Te Awamutu exceeded that of Pirongia for the first time.

Evidence of the Waikato Wars can be seen at the Alexandra East and West Redoubts (East Pirongia redoubt) which overlooks the Waipa River and was the site of the 2nd Waikato Regiment redoubt in June 1864. In 1868 the residents of Alexandra (now Pirongia) considered themselves inadequately protected and petitioned for the construction of the Armed Constabulary redoubt and earthworks were raised around St Saviour's Anglican Church on Piquet Hill. Although it was abandoned in 1886 it is still visible and considered the best preserved of the surviving redoubts in the Waikato.

In 1896, the town's name was changed to Pirongia to prevent confusion with the newly prosperous gold-mining town of Alexandra in the South Island.

Today, Pirongia has a population of approximately 1,200 people.

Pirongia Township



2.2.4 Kihikihi⁸

Set on the outskirts of Te Awamutu, Kihikihi is a small rural town, however despite its size; Kihikihi (meaning Cicadia in Maori) has a rich history. As with most Pioneer towns and Country Districts, no records were kept as to who were the first European settlers.

For many generations, Kihikihi was the principal home of the Ngati-Maniopoto and at the time of the coming of the first missionaries and traders from England to the upper Waikato it was the most northerly large village of that tribe.

At the conclusion of the Battle of Orakau (New Zealand Wars) in 1864 there were both Militia and Imperial troops stationed in Kihikihi for some time.

When it was decided that the Maori posed no further threat, the Militia were disbanded and every army private was given a grant of 50 acres and a town section; a corporal 60 acres, a sergeant 80 acres and a captain a much larger block. The Imperials Troops were given the option of taking their discharge on the same terms as the Militia and many did.

⁸ Memoirs of the Kihikihi District (1974) & Kihikihi Primary School 125th Jubilee.

At that time Kihikihi was believed to have a prosperous future as it was larger than Te Awamutu, which was seen to be a northern suburb of Kihikihi. All those who wrote about the early days refer to the numerous peach groves and almond trees around Kihikihi and Orakau.

Today Kihikihi is much smaller than Te Awamutu with a population of approximately 700 residents (2006).

2.2.5 Ohaupo

Ohaupo is also a small rural settlement approximately 17kms south of Hamilton. Little is known of Ohaupo's (meaning 'The Place Where The Wind Blows At Night') early Maori history; however it is known that the main highway was once an important trail between Kirikiriroa (Hamilton) and Otawhao (Te Awamutu). Ohaupo was on the boundary of a hapu of the Ngati Ruru and the Ngati Apakura people, closely related and of Tainui decent.

The Ohaupo District was surveyed by William Mawdesly in 1865. It was purely a farming location and no town sections were surveyed. The first families to settle in Ohaupo were from Bohemia.

Following the Battle of Orakau a number of European troops were sent to the Ohaupo outpost. Captain Gustavus Ferdinand von Tempsky among those sent. Von Tempsky wrote of Ohaupo:

"There is some lovely lake scenery between Te Awamutu and Ohaupo. Among sombre patches of forest gleams a water mirror every now and then, with a vivid green margin of wavering grasses and rushes...By moonlight, the lake scenery is quite a fair effect and has often compensated me for the tediousness of repeated night patrol".

At one time there was at least one pa on the hill where Ohaupo Cemetery is today. Signs of early Maori habitation have been found on farms in the District. Ohaupo was never a major settlement, rather a stopping off place for fishing on the main track north and south. The settlement had the potential for growth particularly on the back of the rail terminal and the large stock saleyards, however the closure of both of these during the latter half of the 1900's stymied this potential growth.

2.2.6 Rural

The land drainage process commencing from the 1890 led to gradual increases in arable land. By the end of the 19th century grasslands in the Waipa region were well established. It was around this time that dairy farming was introduced. The availability of electricity meant that mechanical milking machines could be used, reducing the need for mass labour and increasing productivity.

Commercial refrigeration also significantly affected Waipa's economy with an increased international demand for dairy products such as cheese and butter. It led to the establishment of multiple creameries throughout the District. Despite the high returns from the dairy industry, many risk adverse farmers chose to retain a diverse range of farming practices including sheep and beef cattle.

The Waipa region ranges in soil fertility. The plains are made up of silts, sands and loams, deposited through sand and pumice from the Waikato and Waipa Rivers. The low rolling hills are loams and clay loams from volcanic ash.

2.3 Waipa District Council

In 1989 the Local Government Commission undertook a nationwide local government restructuring. It led to the reduction of local councils and boards from over 800 to 87 with the underlying goal of a more efficient means of territory administration. Cambridge Borough Council,

Te Awamutu Borough Council and Waipa County Council amalgamated to become Waipa District Council. The restructuring also provided for the establishment of 2 community boards to represent the interests of specific communities within the District.

3 Growth Drivers & Influences

The development and growth of the District is strongly influenced by a number of key drivers and influences. These are highlighted briefly below.

3.1 Iconic Landscape and Natural Character Amenity

Waipa District contains seven distinct landscape character types, being:

- n Vegetated Volcanic cones;
- n Hill country;
- n Rolling farmland;
- n River Valleys;
- n Alluvial flats;
- n Peat lakes and scenic corridor; and
- n Original domed peat bogs.

Within these landscape character types are a number of significant and outstanding landscape features, including distinctive limestone bluffs (Whitehall, Arapuni & Castle Rock), Pirongia mountain, Maungatautari mountain, Kakepuku, Lake Karapiro/Lake Arapuni/Waikato River and the peat lakes on both sides of State Highway 3. The volcanic history of the District and surrounding area have produced very fertile soils which support an important agricultural industry. Although the rolling farmland is a highly modified landscape it has high rural character qualities due to the level of management and maintenance and its lush greenness. The rural areas have developed as a “*surrogate guardian of natural character*” and there is a close relationship between farming, rural natural character and the significant/outstanding landscapes. This combination of landscape and amenity is an attractant which helps drive tourism, the property market and population growth.

In addition, the local communities in the District, through the community outcomes and vision process and in the provisions of the Operative District Plan, have sought to protect the landscape and amenity from the adverse effects of inappropriate subdivision and development.

3.2 Proximity to Hamilton

The close proximity of the northern portion of the District to Hamilton City has provided the District with both advantages and disadvantages.

Advantages, or attractive influences include the ability of people to live in Cambridge, Te Awamutu, smaller townships (e.g. Pirongia) and rural areas (e.g. Te Pahu) while working in Hamilton. The detractive side of this proximity is that due to people working in Hamilton, a significant amount of spending on day to day necessities, as well as discretionary spending which is channelled into the Hamilton rather than the local Waipa District economy. The ability to access facilities that a major city provides (e.g. hospital, tertiary education) means that for many people the benefits of living in an attractive rural district is achievable. Additional benefits of being in

close proximity to Hamilton include having an international airport, Mystery Creek and the establishment of numerous rural cafes within an easy “Sunday drive”. All of these amenities are supported by the large population mass provided by Hamilton.

3.3 Critical Mass

The towns of Cambridge and Te Awamutu are the most urbanised areas in the District, and they have the widest variety of:

- n Patterns of development – greenfields, renewal & intensification;
- n Densities of development – high, medium & low;
- n Types of development – residential, rural residential, commercial accommodation, commercial, industrial & community; and
- n Environments (land use zones) to cater for the different patterns, densities and types of development.

Cambridge and Te Awamutu are the District’s key centres and have attracted the largest share of its growth, population, and industry. The Cambridge urban area is currently experiencing higher and steadier growth in population and business than Te Awamutu, and it is likely that this trend will continue. The cycle of increased urban growth and the desirability of the District as a residential destination, will increasingly lead to the need for additional amenities and services. However, the towns can only become more self-sustaining if sufficient employment land (industrial/commercial) is zoned.

3.4 Nature of the Local Economy

In 2007, there were 15,200 people in the paid workforce working in Waipa District. The main employment areas included agriculture, (2,600 employees), manufacturing (2,000 employees) and retail trade (2,000 employees). Key growth sectors during the period 2000 to 2007 included manufacturing, construction, retail, accommodation, cafes, restaurants, property and business service and personal services.

Agriculture, including the bloodstock industry and the processing of agricultural produce, is the most significant industry to the District, with approximately 87% of the total land area devoted to high producing exotic grassland. Farming is and will continue to remain important in any rural environment.

The forecast in employment growth anticipates that the property and business services and retail trade, manufacturing and construction sectors, will have the highest growth rates.⁹

3.5 Lifestyle Migration

The rural population growth rates exceed both the urban and district growth rates, which reflect the increased attractiveness of the rural environment for rural residential living and working in the agricultural sector, and the relative ease of developing. The rural areas of Ngahinapouri, Kihikihi Flats, Karapiro and Te Pahu have all experienced high levels of population growth. It is anticipated

⁹ This has been determined by modelling historic employment growth trends against the working age population, and forecasted based on growth in the working age population.

that the rural areas bordering Cambridge (west and north), Te Awamutu (west, south and east) and Hamilton (Rukuhia / Raynes Road) will experience the highest growth rates.

The ratio of new houses built in Waipa District away from existing townships (that is, in the rural area) has been approximately 40% since 2004 (dropping from 50-60% between 2000 and 2004). However, a large proportion of housing development still occurs in rural areas as opposed to urban.

3.6 Tourism and Visitors

The full spectrum of commercial accommodation such as campgrounds, bed & breakfasts and motels is provided mainly in Cambridge and Te Awamutu. The number of overnight visitors, visitor nights, occupancy rates and length of stay have all gradually risen over the past 10 years.

Visitors are predominantly domestic (80%), with key domestic visitor origins being Auckland, the rest of the North Island (excluding Wellington), followed by Wellington. With several State Highways traversing the District, there are high numbers of visitor traffic flow through the District.

Tourism related businesses (e.g. accommodation, cafes and restaurants) make up a relatively small percentage of the total businesses in the District. Tourist key attractions include horse breeding, and training, major and International events at Mystery Creek Events Centre, Lake Karapiro and domain, Kihikihi Equestrian Centre and more recently Maungatautari as an eco tourist destination. The Waipa District Promotion Strategy seeks to further develop Waipa District as a tourist destination and stopping place, leveraging off existing events at Mystery Creek and Karapiro in particular.

3.7 Connectivity

Transportation within and through Waipa District is dominated by travel on arterial roads. State Highways 1, 1B, 3, 21 & 39, in conjunction with the high standard district arterial and minor rural roads provide high quality access and communication links to and within the region.

Major highways are disruptive features in several Waipa District communities, including Te Awamutu, Kihikihi, Ohaupo, Pirongia, Ngahinapouri and even Cambridge. For all communities more long term thinking needs to be brought to bear on how each community might best handle the major existing road network through them.

The North Island Main Trunk Railway crosses the District through the western side and an industrial branch railway connects to Hautapu in the east. Hamilton International Airport is located at the northern end of the District. Work and freight transport is dominated by road, with small amounts of freight transported by rail and air.

There are limited daily commuter bus services between Te Awamutu and Hamilton, Cambridge/Leamington and Hamilton, and Te Awamutu and Kihikihi. School bus services operate throughout the District.

The impact of the Cambridge Bypass/SH1B interchange on traffic patterns and connections to the rural residential and rural activities to the east of Cambridge should be recognised and planned for. This bypass and the proposed Te Awamutu western bypass provide the opportunity to give more certainty to both of these towns urban form as they have the potential to act as an urban boundary as well as diverting unrelated state highway traffic away from the urban centres.

Like the above arterials, the southern links project should also be considered in the forward planning of development in the vicinity of the Airport. The southern links is intended to provide a

link between the western bypass of Hamilton City, State Highway 3 and the existing State Highway 1.

3.8 Major Changing Rural Land-Use Patterns

No significant changes in the existing rural land use patterns are anticipated over the long term as the land resource is highly valued and its protection will always be seen as imperative to the local (and wider) economy. There is a challenge to retain the horse studs and equine activities in the proximity of Cambridge that contribute to the character and identity of Cambridge, with the challenge being to protect these from urban growth pressures. The main change anticipated however is in relation to increasing demand for improved water quality in the Waikato River and hydro lakes by reducing nitrogen output from existing land uses and preventing further nitrogen intensive land use changes. This may lead to implementation of initiatives including:

- n a change in land use management for activities in the vicinity of waterways (i.e. nutrient budgets);
- n retreating rural activities from the edges of waterways and planting of riparian margins;
- n rural residential and conservation lot development encouraged around peat lakes and riparian margins.

3.9 Water Allocation & Management

Water allocation and management in the district wide context is more of an issue for Te Awamutu and Pirongia, where an additional water source and improved storage capacity need to be developed.

There has been a clear focus on the issue of water quality recently. This is evidenced by the continuing Government focus on the Sustainable Water Programme of Action. That programme involves the recent introduction of the National Environmental Standard (NES) on human drinking water, plus the development of two NES on the measurement of water takes, and ecological flows and water levels.

The proposed NES for Measurement of Water Takes and the proposed NES on Ecological Flows and Water Levels are intended to ensure the accurate and comprehensive measurement of water extracted from source, and to promote consistency in the way we decide whether there is sufficient variability and quantity of water flowing in rivers, ground water systems, lakes, and wetlands.

The Waikato Regional Council (Environment Waikato) has recently notified proposed Variation 6 to the Waikato Regional Plan. The purpose of the proposed variation is to manage the allocation and use of freshwater over the entire Waikato region.

One of the key upcoming issues for the Waipa District with respect to Iwi matters will be the implications arising from the settlement of the claims of various Iwi regarding the Waikato River and its catchments. In particular, terms of negotiation were signed regarding Waikato-Tainui's Waikato River claim in November 2005, and an Agreement in Principle executed in December 2007. It is also understood that Ngati Maniapoto are similarly in negotiations with the Crown regarding their claim to the Waipa River. The detailed outcome of these and other iwi negotiations is currently awaited.

However, based on the provisions of the Vision and Strategy that have been publicly notified to date, it is clear that any settlement package for Waikato- Tainui and/or other relevant iwi (in

particular Ngati Maniapoto) is likely to have significant implications for, and require increased iwi input into, planning and land use management practices within the Waipa District going forward.

3.10 Summary

A number of conclusions can be made about growth drivers and influences that are likely to continue to influence the District's growth, including:

- § The iconic nature of the District's landscape and amenity (both rural and urban) is an attractant which helps drive tourism, the property market and population growth;
- § The rural economy will continue to be the economic driver of the District, with the requirement to improve water quality being a key factor in driving changes in land use management and farming practices;
- § The strong interconnectedness between Hamilton and the District (particularly the northern sector) will continue;
- § Cambridge and Te Awamutu will continue to grow and provide a range of residential, commercial, community and industrial activities and be the dominant urban areas. Based on existing trends greater growth is likely to occur in Cambridge;
- § Increasing pressure for multi-modal transport;
- § Sustainability issues, including a far wider environmental awareness and greater expectations, with this impacting on urban form and rural land use practices;
- § A strong emphasis on water quality and the importance of managing water resources across competing users.

4 Demographics

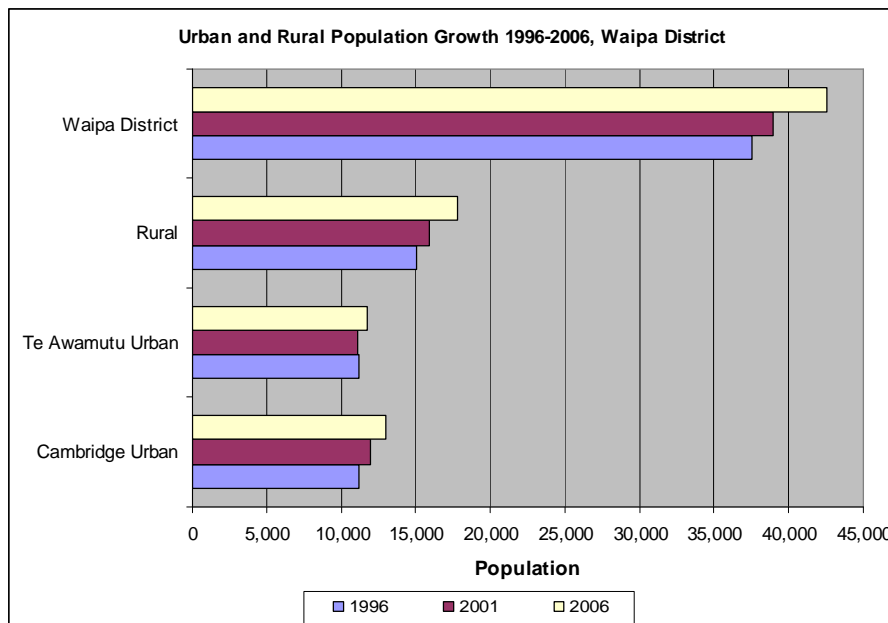
4.1 Waipa Population Profile

The population of the Waipa District was 42,501 at the time of the 2006 Census. This is an increase of about 9% (up from 38,958) since the 2001 Census and 13% (up from 37,494) since the 1996 Census¹. Notably, Waipa has experienced higher growth than both the Waikato Region and New Zealand as a whole (7% and 7.8% respectively over the 2001-2006 period).

4.2 The Rural Urban Division

The Waipa District is a strongly rural area despite 58% of the population living within urban areas which are scattered throughout the District (according Census Area Unit data from 2006). The two main urban areas are Te Awamutu and Cambridge. There are notable differences between the population profiles of rural and urban areas, though overall the population is increasing in both areas.

Figure 4.1 – Urban and Rural Population Growth 1996-2006, Waipa District



4.2.1 Urban

The population of the urban areas has been steadily increasing since 1996. There has been stable growth in Te Awamutu and high levels of growth in the Cambridge area with the exception of Cambridge West.

Employment rates in urban areas are generally in line with district, regional and national levels, with the exception of inner Te Awamutu and inner Cambridge where there are lower levels of employment, correlating to higher levels of retirees. Kihikihi has a slightly higher than average level of unemployment.

4.2.2 Rural

The rural areas of the District as a whole are experiencing similar or higher levels of growth to the urban areas. Rural population growth exceeds both urban population growth and that of the District as a whole.

Employment rates in rural areas are well above the national average, with between 72-81% of the working age population employed in full or part time work. Exceptions to this are Ohaupo and Tokanui. In Ohaupo especially this is due to the high numbers of elderly residents.

Rural areas have been found to be less deprived than the urban areas in the District. In rural areas a large proportion of residents are employed in primary industry and migration is fairly static.

Overall, the population of this District is increasing at a faster rate than previously with faster growth occurring in rural areas and slower growth in the urban centre of Te Awamutu and in Kihikihi.

4.3 An Ageing Population

The age structure of the population indicates a large proportion of elderly residents.

The usual resident population is generally considered older than the rest of the Waikato region, with a median age of 38 years, compared to 35 years both regionally and nationally. Furthermore, the proportion of the population aged 65 years and over is 14%, higher than the national average of 12%. Figure 4.2 illustrates the age-sex distribution in the District.

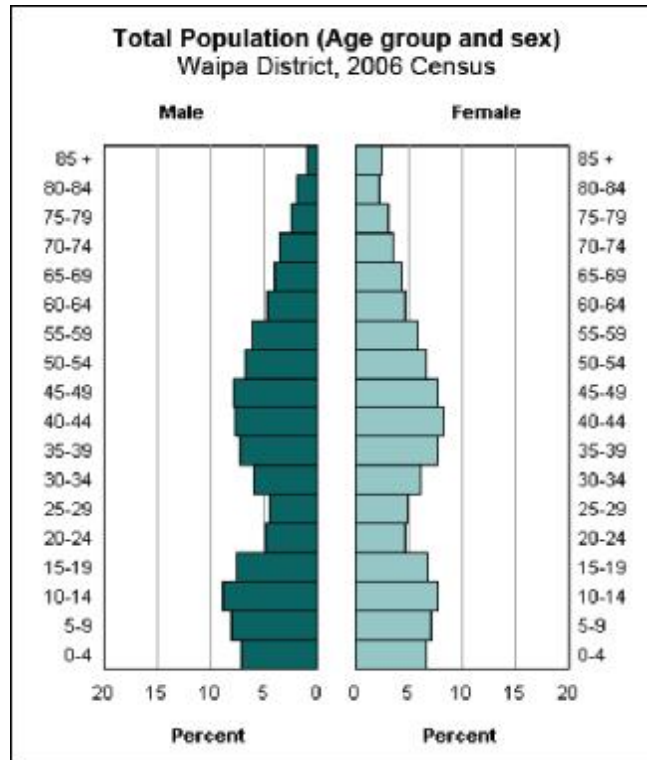
There are fewer 20-34 year olds in the District than the national average, and a higher proportion of 35 year olds and older than the national average. Twenty-three of the 28 census unit areas have a higher median age than the New Zealand median age.

Ohaupo has a significantly higher proportion of over 65 year olds at twice the national average. The principal reason for this is due to the Windsor Park retirement village.

A breakdown of the University of Waikato medium projection by age cohort indicates a continuation of the current trend of an ageing District population. The proportion of residents aged over 65 years is expected to double between now and 2031 (from 14% in 2006 to 27% in 2031). It is expected to be about 30% in 2051.

There is expected to be a decrease in the proportion of the younger population, however it is not to the same degree, with the proportion of under 15-year olds expected to decrease from 22% in 2006 to 20% in 2031, 18% in 2041, and 17.5% in 2051.

Figure 4.2 – Age Group and Sex Pyramid – Census 2006



This will have an impact on the economy of the District, with a higher proportion of residents potentially reliant on financial support (because they are under 15 years or over 65 years old).

4.4 Increasing Maori Population

The proportion of the population of Maori ethnicity is increasing, up 6% from 7% to 13% between 2001 and 2006. This figure is still below the national average of 15%. While the resident population identifies more as European (80%) the proportion of people identifying themselves as Maori is on the increase.

The highest proportion of residents identifying themselves as Maori are located in Kihikihi (37%) and Tokanui (47%).

4.5 Occupancy and Households

Unoccupied dwellings in the District make up a small proportion of the total housing supply, with about 900 dwellings at the time of the 2006 Census (being around 5% of the total housing stock).

The rate of home ownership (where the dwelling is owned or partly owned, or held in a family trust) is around 68%, compared with a national average of 63%.

Urban

Generally, growth in occupied dwellings across the urban areas has increased in line with population growth over the 10-year period to 2006. The exception to this is Te Awamutu East where dwelling growth (30% growth or 222 dwellings) has outpaced population growth (3% growth, or 72 people).

Urban areas typically have a large proportion of single person households. This is true in the Waipa District where more than one third of households in the urban areas are single person households.

Typically the urban areas have a lower average household occupancy figure, being between 2.1 and 2.7 persons per household.

Rural

Typically the rural areas have higher household sizes, with the average occupants per household in the rural area of between 2.7 and 3.0 (with the exception of Ohaupo with an average occupancy of 2.3).

Household structure also differs in the rural area with a very high incidence of solo parent families in the District. One in four families are headed by only one parent. There are also a high number of couples without children.

Overall there are lower occupancy rates in the urban areas compared to rural areas.

4.6 Summary

- § The Waipa District is experiencing high population growth.
- § There are notable differences in demographics between the rural and the urban areas of the Waipa District.
- § The District Population tends to be older than the Waikato Region or New Zealand generally, with higher rates of residents over 65.
- § The proportion of the population with Maori ethnicity is increasing, up 6% between 2001 and 2006.
- § Household occupancy rates and household structure differ between rural and urban areas.

5 Growth Projections

5.1 New Zealand Population Growth – The Context

Projecting population is critical for long-term planning exercises as it highlights demand pressures and the locations of these.

According to Statistics New Zealand, based on current trends, New Zealand's rapid population growth will not continue to be a feature of the next 50 years. Rather, it is predicted that the New Zealand population will begin to decline from around 2050.

Another expected trend is that there will be an increasing proportion of people aged 65 years and over; and by 2051¹⁰ this age group is projected to make up 26 percent of the nation's population. There will also be significant growth in the number of people aged 85 years and over.

The following sections outline the predicted population trends in the Waipa District over the next 43 years, and some of the implications these predictions will have on the future direction Waipa will take.

5.2 Growth Projection Timeframes

The Waipa District growth projection timeframes are for 2006-2051.

Growth projections are based upon the University of Waikato Population Studies Centre (PSC) Medium EDA (economic development adjusted) projections. This model is also being used for the Hamilton Sub-Regional Growth Strategy, and is considered to be the most appropriate population projection scenario, most likely to reflect actual future growth.

5.3 Growth Dynamics

Growth is a complex phenomenon defined and predicted by a variety of factors. The usual definition of growth is based on net population increase (including births/deaths and migration). However, growth can be measured by a number of other factors which may include:

- n Changing population structure
- n Changing household composition
- n Changing business activity
- n Seasonal fluctuations
- n Land and building development
- n Economic influences (internal and external)

In the Waipa case, growth has been projected to allow for potential trends to be envisaged and as a result, future planning opportunities and constraints to be determined.

The PSC Medium EDA projections have been based upon the following factors:

- n Fertility and mortality rates as consistent with Statistics New Zealand assumptions
- n Migration rates have been analysed further to an age-specific level, rather than the global rate applied by Statistics NZ
- n Economic development assumptions (EDA) have been factored into the projections. These are a result of consultation with local authorities which identified economic development opportunities that might affect historic migration patterns. In particular, a number of commercial developments around Te Awamutu and Cambridge were included in these assumptions.

5.4 Growth Projections 2006 to 2051

Table 1 outlines the predicted population growth figures to 2051 using the PSC Medium EDA Projections. According to Statistics New Zealand data, the urban areas in the District are expected to experience lower growth than the District as a whole. However under the PSC projections it is

¹⁰ 2051 is used as it relates to census period

expected that both Cambridge and Te Awamutu would experience higher growth, as would the District.

According to 2006 Census data, 58% of the population lives in urban census area units, with the remaining 42% of the population residing rural census area units.

Table 5.1: Population Projections for Waipa 2006-2051

2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
43,700	46,630	50,623	55,466	59,343	62,414	65,001	67,050	68,847	70,517

The data provided by the Population Studies Centre does not include future projections illustrating a rural versus urban breakdown as this will be driven by the District’s growth strategy.

5.5 Summary

- § The population of New Zealand is expected to grow slowly until 2050 and then decline.
- § The long-term projections for Waipa are from 2006 to 2051 and there will be population growth in this time, with an additional 27,000 people estimated.
- § As a result of predicted growth in the District, a number of assumptions have been made, each with their own separate implications for planning.
- § Projected growth and the predicted demographics structure will require significant and fundamental changes to existing policy documents.

6 Residential Land Demand

6.1 Current Supply

A desktop analysis undertaken by Waipa District Council staff has estimated that there is capacity to accommodate approximately 5478 lots throughout the District under the current planning regime.¹¹

¹¹ These figures provide an estimate only at this stage, as have not been verified on the ground. Figures relating to Plan Change areas are based on the Plan Change documents. These figures do not include the St Kilda waterways development which is being proposed through a private plan change process. Figures related to infill housing are based on an average lots size for lots which are large enough to be sub-divisible: access issues and topography also need to be taken into account.

- n Te Awamutu and Kihikihi – 2570 lots, including approximately 1150 infill and approximately 1420 greenfield;
- n Cambridge – 2158 lots, including approximately 500 infill and 1658 greenfield; and,
- n “Countryside living” in rural residential development outside urban areas – 750 lots (greenfield).
- n Additional papakainga housing could provided on the marae in the District

6.2 Growth in Residential Demand

- n Residential growth is predicted to follow similar trends to those currently becoming observed, which include:
 - During the 1990s approximately 200 new dwellings were built in the District each year. More recently there has been double this amount. Growth in dwellings has remained relatively constant between 1996-2001 and 2001-2006, with about 10% growth over each census period.
 - The percentage split of recent developments is approximately 40% rural and 60% urban.
 - According to PSC Medium EDA projections approximately 200-300 new households will be added to the District per annum to 2011, with additional demand for households thereafter;
 - Lower person per dwelling ratio continuing, which reflects the higher proportion of retirees living in the District (particularly Cambridge);
 - Lower average household incomes continuing, which again reflects the higher proportion of retirees; and
 - More households establishing in Cambridge than Te Awamutu.

The total increase in households in the Waipa District is illustrated in the table below and is based on the PSC Medium EDA Projections.

Table 6.1 Household Projections in Waipa

2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
16,923	17,858	19,836	22,030	23,856	25,441	26,853	28,010	28,932	29,617

As the table illustrates there is estimated to be a demand for 12,694 households between 2006 and 2051. According to existing anecdotal evidence from Waipa District Council, approximately 43% of this demand (5,478 lots) could be met by current supply (depending on the market for both infill development and development within the areas where there is a supply of land available). Therefore, a further 7,216 lots (approximately) are required.

6.3 Rural and Urban Demand for Housing

The percentage of rural to urban housing being built in the Waipa District is relatively high. According to Waipa District Council’s statistics on location of new and relocated dwellings, in 1997 only 25% of new houses built in the District were built more than a kilometre from existing urban communities. This rose to nearly 60% in 2002 and 2003, but today sits around 40%.

This may be in part due to the desirability of the 'lifestyle' housing being built in these areas but may also be as a result of the lack of developable land available in existing communities.

However, large lot 'lifestyle' development which is occurring on vacant land immediately adjacent to Cambridge, Te Awamutu, Pirongia and other communities in the District is not an efficient nor sustainable type of urban development. It may solve the problem for the time being of managing sewage, through onsite effluent disposal but lots that are twice the size of normal urban lots generally require twice the length of road, water pipes and power lines to service the same number of people. Children have to walk twice as far to school and emergency vehicles have to travel twice the distance to attend emergencies.

This could be particularly difficult for the District as catering for residential growth is now a very significant local business. According to Waipa District Council's annual building permit summaries 70% of the value of new development in the District is from new housing. This is up from 55% ten years ago. The current economic downturn is likely to see this percentage drop and the impact will be felt across many sectors of the community in the short term, however it can be expected to balance out over the next forty years. Despite such pessimism, over the lifetime of the next District Plan it would still be prudent to assume growth will continue, although perhaps not at its current level. A growth rate of 300 new dwellings a year in the District, resulting in an average 2% increase in housing per year, would not be excessive. If we were to assume around 40% will continue to be built within our rural areas, this means that the District's two main towns, Cambridge and Te Awamutu, will each need to cater for up to 100 new houses a year. Some of this may be handled by infill development, but there will still need to be much more greenfield land than presently provided for. This level of development within the rural environment is unlikely to continue however, with the preferred growth scenario indicating a desire to tighten up on rural subdivision and promote more development within the districts existing urban areas – including its rural villages.

6.4 Summary

- n The average lot size (based on Greenfield subdivisions) in Te Awamutu and Cambridge is 667 m² which equates to an average of 10 dwellings per hectare in new developments (once roads and reserves are factored in). Currently the minimum lot size is 400m² in sewerred residential areas within the District.
- n Other factors which may affect this yield in the future include trends toward smaller lots, smaller dwellings, more apartments and rising property prices. This may result in a higher yield in the future. Trends towards larger lifestyle blocks away from urban areas may also affect this yield.

7 Industrial and Commercial Land Demand

7.1 Business Land Demand

Various factors affect the demand for industrial and commercial land, and population growth is often a result of large industrial development rather than a driver of it. Industrial land is affected particularly by large developments based on natural resources. There is a base amount of industrial and commercial activity that is needed by any population.

The table below illustrates the current planned land supply of commercial land in Te Awamutu, Cambridge and at the proposed “Titanium Park” at Hamilton International Airport (provided in hectares).

The main reason for businesses locating in Cambridge or Te Awamutu is growth of the towns and more economic operating costs. Waipa District’s competitive advantages have been identified as: bloodstock, dairy farming/manufacturing, and airport and related services.

Table 7.1: Land Supply

Location	Town Centre	General Zone	Industrial	Fonterra TA	Total
Te Awamutu	12.7	25.5	56.7	129.1	224
Cambridge	12.3	42.7	44.3	0	99.3
Airport	0	0	117*	0	117*

Source: Property Economics, Statistics NZ

The most common obstacle Real Estate agents reported for businesses wanting to locate in either Cambridge or Te Awamutu was the lack of zoned land, especially industrial land.¹² One of the last remaining areas of commercially zoned land in the Cambridge town centre is currently occupied by an unused rail siding, causing a constraint for commercial zoned land in the township.

7.2 Business Land Projections

Waipa District and New Zealand generally, have experienced strong economic growth over the past five years. This has created strong demand for retail, office and industrial property, evident in recent commercial construction rates. All surveyed real estate agents indicated there is a demand for both commercial and industrial property in Te Awamutu and Cambridge, and that there would be demand if more land was zoned in these areas. Some agents also stated that there was greater demand for retail.

Industrial – According to the Economic Profile Statement prepared by Property Economics Ltd there is forecast demand for an additional 28 hectares of industrial land over the period out to 2026 for Waipa District, representing an increase in total supply of 28%. Of this, an immediate need has been identified for 10 hectares in Te Awamutu and 15 hectares in Cambridge.

Over the longer fifty year horizon, an additional 60.1ha of industrial land will be required within the District. The 117 hectares of industrial land proposed for the Hamilton Industrial Airport will operate, if rezoned, as a regional transportation hub, and in this respect will operate independently of other business in Waipa District.

Retail - There is currently 17,000m² of retail floorspace in Te Awamutu and 21,000m² in Cambridge. However, there is considered to be a shortfall in retail space in Waipa and suspected leakage to the Hamilton market. In Te Awamutu the current demand including demand for Large Format Retail, is estimated at 26,000m², representing an additional 9,000m² which will most likely be accommodated by a proposed Large Format Retail centre on Cambridge Road, with this demand also satisfying some of the future demand. In Cambridge the current demand is considered to be 32,000m² (representing a current shortfall of 11,000m²).

¹² This was reported by Real Estate agents interviewed by *Property Economics* during the preparation of the Economic Profile Statement

The profile statement report prepared by Property Economics Ltd states that the increased demand for retail and large format retail in Te Awamutu can be comfortably accommodated in the General Zone bordering the Town Centres Zones. Waipa District Council will need to facilitate and support the displacement of industrial uses in this zone to fringe industrial areas. In Cambridge however, a more detailed analysis would be required to establish the practical viability of this occurring given the large parcel sizes typically required by these stores. Tension does, however, exist between balancing the demand for ‘big box’ retail in Te Awamutu and Cambridge and the need to preserve the character of the townships and the role of their town centres.

Table 7.2 below provides a summary of the current supply and forecast supply of retail floor space in the Waipa District (all figures are in square metres).

Table 7.2: Supply and Forecast Demand of Retail Space in the Waipa District

Location	Current Supply	Current Demand	Additional demand in 2026 (Speers)	Additional demand in 2036 (Property Economics)	Additional demand in 2056 (Speers)
Te Awamutu	17,000	26,000	+14,000	+24,000	+25,000
Cambridge	21,000	32,000	+10,000	+33,000	+25,000
Airport			+5,000		+5,000
Pirongia			+3,000		+5,000
Ohaupo					+5,000
TOTAL	38,000	+20,000	+32,000	+57,000	+65,000

Although direct comparison of the Speers report (prepared as part of the Future Proof project by Mr Robert Speers), and Property Economics figures is not possible as different time periods have been used, it appears that Speers provides a more conservative estimate of retail floor space demand than Property Economics does. However, the Speers report also indicates that it is likely that additional retail will be needed in both Pirongia and surrounding the Airport by 2026 as a result of the Pirongia township growing and therefore requiring more local services, and a new centre being provided at the Airport.

By 2056 the Speers report assumes that there will be some expansion of community centres at both Ohaupo and Pirongia thereby requiring more retail floorspace; and that the Airport area, as well as the main urban centres of Te Awamutu and Cambridge will require additional retail space in addition to that predicted for 2026. Speers also predicts that more specialty and large format retail activity is likely to emerge directly in Cambridge and Te Awamutu as a result of a larger customer market.

Overall, the assumptions regarding the additional demand for retail floor space when compared across the District is similar between the two reports, with these estimates indicating an additional two thirds of retail floor space will be required to service the demands of the District within the next 40 – 50 years.

Office - Forecast demand in the Waipa District is for an additional 1.0-1.1 hectares of office space per annum over the next ten years, and for a total of an additional 17.8 hectares over the twenty year period 2006-2026. By 2050 an additional 35 hectares of office space will likely be required.

In broad terms 65% of this growth is anticipated to be in Cambridge, reflecting the proportion of population growth occurring in Cambridge’s primary and secondary catchments. Office floorspace

can also be accommodated vertically, meaning the land requirements could be drastically reduced if high intensity and mixed use development is supported.

7.3 Summary

n Industrial

- An additional 60 hectares of industrial land is required between now and 2026. This is expected to be catered for in planned developments including the industrial land at Hautapu (Cambridge), and Bond Road (Te Awamutu). These developments are likely to be sufficient out to 2050.
- 117 hectares of land is also likely be rezoned around the Hamilton International Airport, however this will predominantly cater for specialised transport related industries.

n Retail

- There is currently more demand than there is supply of retail land which means that business is leaking to other areas, such as Hamilton.
- By 2056 an additional 65,000m² of retail floor space could be needed throughout the District with some additional retail required in Ohaupo, Pirongia, around the Hamilton Airport as well as in the two main urban centres of Cambridge and Te Awamutu.

n Office

- More office space is needed in the District. It is estimated that an additional 17.8 hectares of commercial zoned land will be required by 2026 to cater for this space with 65% of this growth likely to be in Cambridge. The land area required can be reduced by measures such as intensifying office development (i.e. vertically) or by providing office space within mixed use developments.

8 Tourism

8.1 Waipa's Tourism Economy

Tourism Resource Consultants have completed a profile statement, which provides a snapshot of the Tourism Industry in the Waipa District.

An indication of GDP can be taken from the total visitor spend in the region illustrates the importance of tourism to the Waipa economy: domestic visitors contributed \$612M and international visitors \$192M in the year 2006. This has grown from \$414M and \$77M in 2000 respectively and forecast to increase to \$741M and \$300M in 2013.

The District receives a much higher percentage of domestic visitors than international (approximately 80% and 20% respectively)¹³.

The average length of stay for international visitors is higher than most other regions, perhaps reflecting the visiting students, their visiting families and events in the region. In the Waikato Region - with the exception of domestic nights - visitor numbers, spend, and length of stay have all increased since 2000.

Overnight visitors to commercial accommodation in the Waipa District have risen slowly over the past ten years to reach a total of approximately 84,000 in the year ended March 2008. Nevertheless most tourists to the Waipa District are passing through and do not stay¹⁴.

For the Waipa District, sectors that potentially employ tourism industry workers such as accommodation, cafes and restaurants and cultural and recreational services make up 8.4% of the district workforce (125 workers). Support industries such as retail trade, transport and storage, personal and other services make up 20.3%. Tourism related businesses make up a relatively small percentage of the total businesses in the Waipa District and provide a relatively small part of direct employment and revenue in District. However, tourism has the potential to play an important role in the Waipa District and provide employment for people in small rural communities.

8.2 Tourist Attractions and Opportunities

The two main town centres of Cambridge and Te Awamutu contain concentrations of the most visitor activity such as retail.

Tourist attractions in the District include ecotourism activities such as walks around Maungatautari Pirongia and Lake Ngaroto. Other activities taking advantage of the natural environment include a number of water sport activities on Lake Karapiro, and rock climbing.

Other significant events include Fieldays and the Parachute Festival at Mystery Creek, and other International and National events at Mystery Creek, Lake Karapiro and Domain and the Kihikihi Equestrian Centre.

Karapiro has also had a significant amount of investment into local sporting facilities and support services in preparation for the World Rowing Championships in 2010.

¹³ Ministry of Tourism, 2007

¹⁴ Ministry of Tourism, 2005

Heritage trails also exist in Cambridge, Kihikihi and Te Awamutu; and museums, parks and wineries attract visitors to Te Awamutu, Cambridge and Ohaupo.

In total Cambridge has approximately six motels, 62 bed and breakfast, and two campgrounds. Te Awamutu has five motels, many bed and breakfasts (two high quality) and one campground. The capacity of commercial accommodation overall is approximately 12,526 units per day.¹⁵

Key regional and national infrastructure provide access to the District, and opportunities to further develop tourism include:

- § Proximity of Auckland is a major advantage worth exploring for further events, weekend and other short breaks.
- § Development of a district/regional strategy that includes product development, infrastructure requirements that meet resident and visitor needs, branding, marketing and promotions.
- § Leverage off Hamilton events and development of better links with local events (Mystery Creek, Lake Karapiro, Te Awamutu Events Centre, Equestrian events).
- § Further visitor services associated with Maungatautari Scenic Reserve southern enclosure.
- § Strengthening a rural theme through interactive experiences.
- § Further developing visitor facilities at Karapiro hydro-electric power station.
- § Developing historic/cultural theme.
- § Boutique arts/crafts/antiques/food and wine trails based from Cambridge with trails throughout the region.
- § Major transport infrastructure including Hamilton airport (domestic and trans-Tasman) and State Highways. Further opportunities may exist via the railway which runs through Te Awamutu, and to Cambridge at Hautapu, north of the town.

Tourism Resource Consultants consider there is a lack of cohesive vision and plan for tourism in the district and region due to a lack of 'Waipa icon'. Waipa also faces a challenge as there is competition with Hamilton and Waitomo for overnight stays in the region. The Home of Champions programme is now underway which will potentially alleviate some of these concerns.

Land use constraints related to the development of the tourism industry in Waipa include:

- § The availability of residential/commercial land for potential visitor services at Pukeatua related to Maungatautari.
- § Availability of residential/commercial land for potential visitor accommodation at Lake Karapiro.

¹⁵ A unit of accommodation is equal to one hotel, motel or hosted room, one dorm bed, or one camp site.

8.3 Summary

- n Tourism within the District is dominated by domestic tourists
- n The majority of tourists are passing through the District rather than visiting the District
- n Maungatautari, Karapiro and Mystery Creek are considered to be the 3 areas within the District which attract visitors specifically to the District.

Lake Karapiro



9 Infrastructural Factors

9.1 Water Supply

9.1.1 Current Water Supply Infrastructure

Waipa District Council operate water intakes, treatment plants and reticulation networks in the urban settlements of Cambridge, Karapiro, Te Awamutu, Pirongia, Kihikihi and Ohaupo, as well as the rural agricultural areas of Pukerimu and Te Rore. In addition, bulk water is supplied from the Te Awamutu water supply reticulation to the privately owned and operated Tokanui water supply.

General Issues

- n Water loss and water demand are high (above the national average).

- n Growth is tending to occur at the extremities of the reticulation networks, and the networks have not been designed to accommodate the growth.
- n The large distances between water supplies restrict the ability to economically interconnect the supplies.
- n Some areas of the District have had water quality concerns raised; though investigations show that current levels of the minerals are not of public health significance. Upgrades of Cambridge and Te Awamutu Treatment Plants are planned towards meeting new drinking water standards.

Cambridge / Karapiro Issues

- n Investment is required to increase water quality to New Zealand standard DWSNZ2008.
- n Growth in Cambridge has surpassed scenario projections and placed a strain on the timing of the water infrastructure upgrades required to service the increased demand. The Waipa District Council draft LTCCP has scheduled a number of upgrades to cater for the current planned growth especially in the north of Cambridge.

Te Awamutu / Pirongia Issues

- n Water for the Te Awamutu water supply is sourced from the Mangauika Stream and treated at the Te Tahi Water Treatment Plan.
- n The water source is under stress in dry summer periods.
- n Low service levels exist in the reticulation around Pirongia.
- n The mains transporting water to Te Awamutu and Pirongia are nearing the end of their lives.
- n Water storage in the Te Awamutu water supply is limited.
- n Very high water losses have been reported in the privately owned Tokanui supply which is bulk fed from the Te Awamutu supply.

Pukerimu / Ohaupo

- n Demand is expected to increase within the boundaries of the Pukerimu water supply area in particular from events at the Mystery Creek. The source of water is believed to be adequate to sustain the current projected growth in demand, and upgrades have been included in the draft LTCCP where appropriate. Water allocations from the scheme are currently being investigated.
- n Ohaupo residents have a fully reticulated “on demand” pressure supply from Waipa District Council, and improvements to the reticulation have been designed to manage the pressure and service growth areas in Ohaupo.
- n Rural customers on the water supply have a “trickle feed” restricted supply and are required to provide their own 24 hour on site storage and pressure booster pumps.

Fire fighting supply

- n The “on demand” areas of Cambridge, Te Awamutu, Ohaupo, Karapiro and Pirongia have firefighting capability.
- n Restricted supplies generally do not have the capacity to support fire fighting.

9.2 Wastewater Treatment

9.2.1 Treatment Plants

Waipa District Council currently owns and is responsible for operating and maintaining two wastewater treatment plants (WWTP) located in Cambridge and Te Awamutu. Cambridge’s WWTP

receives flow from the community of Cambridge including septic waste from the surrounding district. Major contributors to wastewater flow in Cambridge include Karapiro Water Treatment Plant, Cambridge Landfill, St Peters School, and Inghams Poultry Processing Plant. Upgrades to the Cambridge WWTP are planned for in the draft LTCCP to provide an improved level of service to the town.

Te Awamutu's WWTP is predominantly fed from the Te Awamutu reticulation network, however, the township of Kihikihi was also reticulated in 2006 and wastewater flows from there are now treated at the Te Awamutu WWTP. The WWTP was recently upgraded to reflect expected growth over the short term.

9.2.2 Reticulated Networks

Waipa District Council own, operate and maintain reticulated sewerage schemes in Cambridge, Karapiro, Te Awamutu and Kihikihi. Modelling studies of the network indicated a number of pinch points and recommended solutions for staged upgrades.

9.2.3 Private Wastewater Schemes

There are a number of communities and locations within Waipa District which have privately owned facilities for wastewater treatment, including: Hamilton International Airport; Mystery Creek; Pirongia; Ohaupo; Rukuhia; and Tokanui. The remaining areas (including the majority of those communities identified as having private wastewater schemes) are serviced by private septic tank systems.

9.3 Stormwater

As identified by the Stormwater Profile Statement the drainage of the District is founded on three catchments as follows:

- n The Waikato River in the north of the District.
- n The Waipa River and its tributaries in the south and west of the District.
- n The peatland plateau in between the two river valleys.

The peat lakes are sensitive receiving environments and where stormwater from local towns (e.g. Ohaupo) drains to these lakes, special low impact controls are being implemented by Waipa District Council and Environment Waikato (EW).

The urban areas of Cambridge and Karapiro, Te Awamutu, Kihikihi, Pirongia and Ohaupo are covered by five Comprehensive Consents from EW. Waipa District Council's stormwater strategy is largely governed by the conditions of these Comprehensive Consents, with which they have to comply.

The stormwater network is designed to provide for the collection and control of stormwater within the land being developed together with drainage from the entire catchment upstream of the network. The anticipated growth in development will have a significant impact on the volume of stormwater which has to be dealt with. It is likely that much of the increase in stormwater runoff will come from subdivision of existing sections. This may be the hardest element of stormwater to plan for as there will be no overarching scheme for disposal.

Cambridge and Karapiro

The town of Cambridge is currently 697ha in size and discharges to one of four receiving environments: The Waikato River and other small tributaries; Lake Te Ko Utu; the Karapiro Stream;

and the Mangaone Stream. All stormwater flows directly or indirectly to the Waikato River but is not considered to affect the quality of the water. Lake Te Ko Utu is known to suffer quality problems due in part to the volume of urban stormwater which it receives. Some catchments in Cambridge suffer from flooding problems due to lack of pipe capacity and inadequate provision for overland flows.

Karapiro is currently 41ha in size and has seven stormwater catchments. The largest of these catchments drains to soak holes. Two of the other catchments drain to Lake Karapiro, on the Waikato River, and the remaining four drain to the Waikato River below the Karapiro Dam.

Te Awamutu

Te Awamutu is currently approximately 805ha in size. Most of the town drains to the Mangapiko and the Mangaohoi Streams, although a small portion drains to the Ruapahau Stream. Some of the industrial areas have been built in the floodplain of these streams and are floodable in extreme events.

The town does not have a full stormwater reticulation system. Where it is served by stormwater reticulation it is known to be undersized in places. The result of this is that there have been illicit connections of stormwater pipes to the sanitary sewer network. Catchments in Te Awamutu are known to have flooding problems and work has begun to rectify the major areas.

Kihikihi

Kihikihi is approximately 251ha in size. The reticulated stormwater network of the town is limited and discharges to tributary streams of the Mangaohoi Stream and Puniu River, both of which eventually flow to the Waipa River. The majority of the township has roadside swales for its stormwater management. There are currently no known stormwater capacity problems in Kihikihi.

Pirongia

Pirongia is a similar size to Kihikihi and covers approximately 269ha. The majority of the stormwater network discharges either directly or via small tributary streams to the Mangapiko Stream or Waipa River. Some parts of the township, however, particularly near the perimeter, do not drain to the pipe network but instead drain to adjacent farmland via overland flow or discharge directly to streams. Also, some roadside catchpits are connected directly to soak holes which are designed to cope with storms of low intensity only. Eventually runoff from the perimeter catchments and any water from the catchpits which cannot soak away will end up in either the Mangapiko Stream or Waipa River. There have been some stormwater ponding issues in Pirongia, but no recorded flooding of buildings.

Ohaupo

Ohaupo township is approximately 75ha in area and is located on low hills surrounded by peat land. The North Island Main Trunk Railway line runs in a valley to the west of the township. The railway has open drains running southwards along either side of it. These drains discharge to one of the peat lakes, Lake Ngarotoiti, which itself discharges into another peat lake, Lake Ngaroto.

9.4 Summary (Water, Wastewater, Stormwater)

Water

n There is a reticulated water network to Cambridge, Karapiro, Pirongia, Kihikihi, Ohaupo,

Pukerimu and Te Rore.

- n Water loss and water demand are above the national average.
- n An additional water source and storage capacity will be required for Te Awamutu and Pirongia to cope with expected demands out to 2050.

Wastewater

- n There is a reticulated wastewater network in Cambridge, Karapiro, Te Awamutu and Kihikihi.
- n Upgrades to infrastructure are required, particularly for Cambridge to cope with expected demands out to 2050.
- n Development within the rural areas where reliant on septic tanks for disposal need to be carefully considered.

Stormwater

- n There are 3 principle stormwater catchments in the District (Waikato River, Waipa River, Peatland Plateaus).
- n Council hold comprehensive consents from the regional council for the urban areas of Cambridge, Karapiro, Te Awamutu, Kihikihi and Ohaupo.
- n The Peat lakes are identified as sensitive receiving environments and special low impact controls are being implemented where stormwater from local towns drain to these lakes (i.e. Ohaupo).

9.5 Transportation

A transportation profile statement was prepared by Gray Matter Ltd in September 2008. Transportation within the Waipa District is dominated by travel by road. The Waipa District's roading network provides access and communication links to and within the region. Roads service agricultural, forestry and tourism industries to name a few, as well as maintaining access to rural communities and large numbers of individual households. Arterial roads within the District are of a high standard and even the minor rural roads are nearly all sealed.

Personal travel is mainly by car, with walking, cycling and passenger transport making up less than 10% of trips. There is no rail passenger transport other than tourist trips. The North Island Main Trunk Railway crosses the District and the Hamilton Airport is location at the northern end of the District. Work and freight travel is dominated by road transport, with a small amount of freight transported by rail and by air.

The general "shape" of Waipa District in transport terms is dominated by the urban areas, Cambridge and Te Awamutu, and their relationships with the state highways joining or bypassing them.

9.5.1 Roading Infrastructure

The road links in the Waipa District consist of two major road networks; the state highway network and the local road network as described below.

State Highway Network

The District is crossed by five state highways, linking the urban centres:

- n SH1 links Hamilton and Cambridge
- n SH3 links Hamilton and Te Awamutu

- n SH1B links Cambridge to Taupiri
- n SH39 cuts north-south through the Pirongia ward on the western side of the District
- n SH21 links SH3 and SH1 to the Hamilton International Airport.

Local Road Network

Waipa’s key road network assets are summarised as follows:

- n 1,057km of roads (92% sealed approximately)
- n 189 bridges and 76 stock underpasses
- n 187km of footpaths
- n 2,385 street lights
- n Numerous road signs and marker posts

A summary of the traffic volumes and district road types is shown in the table 9.1.

Table 9.1 - Traffic volumes and road hierarchies

Average Annual Daily Traffic (AADT)	Arterials (km)	Collectors (km)	Local (km)	Totals (km)	% of total road network
<100	0	0	302.5	302.5	30%
100-500	3.2	59.3	367.6	430.1	40%
500-2,000	92.2	72.0	88.2	252.4	25%
2,000-4,000	43.0	7.7	6.3	57.0	6%
4,000-10,000	6.9	0.8	0	7.7	1%
10,000-20,000	5.1	0	0	5.1	1%
Total	150.4	139.8	764.6	1054.8	

A key aspect of the above data is the lack of high volume roads. This traffic is essentially carried by the state highway network with the general exception of main streets in Te Awamutu and Cambridge.

9.5.2 Parking Facilities

Car parking is mainly provided for through on-street facilities and roadside parking. Cambridge and Te Awamutu have off-street public car parks (Hally’s Lane and Churchill Street respectively). Recent works in Te Awamutu at Teasdale Street, Bank Street and Vaile Street have increased the number of parking spaces available. Although community satisfaction surveys consistently show over 25% as not very happy with parking in Te Awamutu and Cambridge, other towns such as Hamilton and Rotorua receive higher levels of dissatisfaction.

9.5.3 Walking & Cycling

There is a walking strategy which includes an infrastructure objective for all urban roads to have footpaths on at least one side. A cycle strategy is currently being prepared. There are recreational walkway facilities such as Pioneer Walkway in Te Awamutu, but these tend to be discrete network elements. The topic of bridle paths has been raised in consultation for projects such as the Cambridge Bypass but there is currently no infrastructure. Recent road rehabilitation projects

appear to be using a minimum cross section that leaves little room for pedestrian, cycle or bridle path facilities. This may make facilities difficult to retrofit in the future. As rural residential development extends, semi-rural footpath facilities are likely to become increasingly of concern, especially around destinations such as schools and halls. Recent structure plans being prepared for industrial and residential areas in the District are incorporating walking and cycling facilities.

9.5.4 Passenger Transport

Passenger transport in the Waipa District is somewhat limited and predominately targeted towards the two main urban areas, Cambridge and Te Awamutu. Passenger transport infrastructure generally comprises small bus stops and marked bus bays. Improved passenger facilities were identified as a desirable project for the Te Awamutu town centre through a working group developed to improve Te Awamutu's town centre.

There is a limited daily commuter service between Te Awamutu and Hamilton, Cambridge/Leamington and Hamilton, and Te Awamutu and Kihikihi. There are also ad-hoc private passenger transport providers, mainly servicing the tourist sector, travelling the State Highways. School bus services are also common throughout the district.

Environment Waikato is currently reviewing the Te Awamutu to Hamilton and Cambridge to Hamilton services and these are expected to be significantly enhanced in terms of service level and quality in 2009.

Waikato's Regional Passenger Transport Plan 2007-2010 highlights several key services to be investigated, including: Kihikihi to Te Awamutu to Hamilton, and Te Awamutu to Hamilton services. Cambridge and Hamilton's International Airport are identified as locations for potential park and ride sites, and the Regional Passenger Transport Plan has also identified extensions of the Hamilton urban services to the airport as needing to be investigated as an option.

9.5.5 Rail Transport

There are no commuter rail services operating within the District. The North Island Main Trunk Railway Line travels through Waipa District between Otorohanga and Hamilton, passing through Te Awamutu and Ohaupo.

The Overlander passenger train service (Auckland to Wellington) travels the line 7 days a week in peak season (summer), and 3 days a week in off-peak season (winter). The service no longer stops in Te Awamutu, but has stops at Otorohanga and Hamilton. There is also a rail corridor designation into Cambridge, and an industrial siding at Hautapu (3.5km north of Cambridge) used to distribute some milk product.

9.5.6 Freight Transport

Freight transport is dominated by road transport. As mentioned there is an industrial siding servicing the Hautapu dairy factory near Cambridge and a railway station in Te Awamutu catering for freight. Otherwise rail freight in Waipa passes through the District.

9.5.7 Air Transport

Hamilton International Airport is the fourth busiest airport in New Zealand and provides a range of domestic flights. In recent years the airport has also provided regular international flights particularly to Australia. There are currently no regular international flights operating. The Airport is located on SH21 between Hamilton, Cambridge and Te Awamutu. The Airport land surplus to airport requirements has recently been rezoned for business park purposes.

Domestic airlines that operate to and from Hamilton Airport are Air New Zealand, Origin Pacific and Sun Air. Air New Zealand has also operated regular flights to some Australian ports, however a recent announcement has seen these flights ceased.

9.5.8 Summary (Transportation)

- n The Districts transportation is dominated by road travel.
- n 5 State highways cross the District (1, 1B, 3, 21 and 39).
- n There is currently a walking strategy, whilst a cycling strategy is currently being prepared.
- n Passenger transport is limited, and focused towards the urban areas of Cambridge and Te Awamutu.
- n There are no commuter rail services operating within the District and no rail stops along the main trunk line (the nearest stops being Otorohanga and Hamilton).
- n There is a designated rail corridor into Cambridge however the line stops 3.5km to the north at Hautapu.
- n Hamilton International Airport is the 4th busiest airport in the country, providing domestic flights to most centres. The airport has previously operated regular international flights to Australia.

9.6 Other Physical Infrastructure

9.6.1 Solid Waste

There are three private transfer stations within the District located in Cambridge and Te Awamutu. The transfer stations also provide a recycling drop off facility and hazardous waste disposal. Agrecovery is a national rural recycling programme aimed at providing disposal facilities for all agricultural and horticultural solid waste. All waste within the District can be safely disposed of at the Te Awamutu Transfer Station.

The District contains four closed (inactive) landfills in Cambridge, Te Awamutu, Pirongia, and Kihikihi. All four landfills currently hold resource consents for discharge to air and water.

There are no active landfills operating within the District. All waste is transported to a local transfer station prior to being transferred to landfill in Hampton Downs, North Waikato. Weekly residential refuse collection covers the urban areas of Cambridge, Te Awamutu, Kihikihi, Pirongia, Ohaupo, Ngahinapouri, Rukuhia and Karapiro (by private companies). A weekly kerb-side recycling service has been established in these urban areas through Council contractors.

A fortnightly recycling collection service is available to all rural areas in the District. Business and commercial properties are currently not eligible for the Council's recycling service, however the Council will reassess commercial recycling following the implementation of the Waste Minimisation (Solids) Act.

9.6.2 Power

Power Distribution

Power is supplied to the District via 110kV transmission lines from the national grid at four grid exit points located in Cambridge and Te Awamutu, and two feeding into the District at Hamilton and Hinuera. The main source of power from the national grid (under normal conditions) is

generated from hydro power conducting up to 60% of power supply and a further 36% sourced from thermal, geothermal, wind and coal supply.

After exiting the national grid, power is then distributed throughout the District by secondary 11kV lines. The three electricity distributors in the District are Waipa Networks, Powerco and WEL Networks. Power consumption is high throughout the District during the winter months from June to August and during peak dairy farming months from August to November.

Transpower have plans to install a 400kV line between Whakamaru (near Tokoroa) and Otahuhu (South Auckland), lengths of which are proposed to pass through the Waipa District.

Power Generation

There is one power generation source located wholly within the District at Karapiro Hydro Electric Power Scheme (HEPS), owned and operated by Mighty River Power. Karapiro is the last in a chain of hydro power stations on the Waikato River and is connected to the national grid in Hamilton and also supplies a regional sub-station in Te Awamutu.

The Karapiro HEPS has been in operation since 1947 and was the second dam to be constructed in the Waikato. The average energy generated from Karapiro is 490 GWh with a total kilowatt output of 90,000kW.

9.6.3 Gas

Vector is the only supplier and distributor of gas services in the Waipa District and supplied four urban centres - Cambridge, Te Awamutu, Kihikihi, and Pirongia. Currently, Vector has four high pressure transmission pipelines supplying the Waipa District from fields offshore and inland around Taranaki. All pipelines are located underground and surface at delivery point stations where gas is distributed to lower pressured distribution pipelines.

9.6.4 Fixed Line Coverage

The entire Waipa District has fixed line access (land line) within the existing copper network coverage provided by Telecom.

9.6.5 Mobile Coverage

The majority of the District has mobile coverage with some rural areas with fringe coverage. Pocket areas south of Maungatautari, west of Pirongia and northeast of Cambridge have no coverage. Mobile broadband coverage (3G) is available on the fringes of Hamilton and scattered within certain areas of the District.

9.6.6 Broadband Coverage

Broadband infrastructure throughout the District is provided by Telecom. Telecom has invested in increasing fixed line and broadband in a number of locations throughout the District. While there are a number of Internet Service Providers (ISPs), they do not provide infrastructure and have not been included in this analysis.

Broadband is available in some of the urban areas of Cambridge and Te Awamutu as well as in some of the smaller centres. Approximately 79% of lines in the District are broadband-enabled, with the majority of the region having access to Telecom's wireless broadband. Areas that have no broadband or wireless access are south of Parawera and west of Te Pahu.

Broadband services are improving nationally with customers expecting access to increasingly faster broadband speeds. This will become an important factor in attracting businesses to locate to the District.

9.6.7 Summary (Other Physical Infrastructure)

- n The District has 3 transfer stations and no active landfills. There are 4 closed landfills however, these being located in Cambridge, Te Awamutu, Pirongia and Kihikihi.
- n Power is supplied from the north (Hamilton) and east (Hinuera) by way of 110kv transmission lines. Power is distributed throughout the District by 11kv lines.
- n Gas is supplied by Vector to the urban centres of Cambridge, Te Awamutu, Kihikihi and Pirongia.
- n The entire District has fixed line telecommunications coverage.
- n The majority of the District has mobile and broadband coverage.

10 Social Infrastructure

10.1 Health Facilities and Services

Waipa District forms part of the Waikato District Health Board (DHB) which covers 10 Local Authorities including Waipa District. A high percentage of residents are registered with the Waikato Primary Health Organisation.

There are six public hospitals within the Waikato DHB that serve the Waikato Region but none of these are in the Waipa District. Waikato Hospital is however located in Hamilton, 20 minutes north of Cambridge and Te Awamutu and provides comprehensive services to the Waikato Region and beyond. The only 24 hour care/emergency care other than the hospital is the Anglesea Clinic in Hamilton.

The majority of growth for plus 60 years is occurring outside of the main townships, where medical treatment and retirement/rest homes are not currently available. Medical facilities are limited outside of Cambridge and Te Awamutu, and specialist services are located in Hamilton.

Health facilities within the District include the following:

Te Awamutu

- n Matariki Hospital in Te Awamutu - a continuing care and maternity service. The continuing care hospital offers 24-hour hospital level care clients/residents who require long-term care, palliative care, respite care, as well as short-term convalescent care and rehabilitation. The maternity unit provides antenatal, birthing and postnatal facility and services for Matariki caseload midwife clients as well as providing facility services for independent midwife clients.
- n The Waikato Primary Health PHO lists 2 medical centres in Te Awamutu.
- n There are also 5 rest homes/retirement villages some of which provide medical care.

Cambridge

- n The Waikato Primary Health PHO lists 5 medical centres/GP's in Cambridge.

- n There are also 8 rest homes/retirement villages some of which provide medical care.

Rural areas

- n There is one rest home listed in Te Pahu on Corcoran Road (Country Quarters Rest Home).
- n There is one retirement/resthome village in Ohaupo.

10.2 Education

Educational facilities within the District include the following:

Te Awamutu

- n Te Awamutu contains four full primary schools, five contributing, one intermediate and one Secondary School (Y9-15) in Te Awamutu and its outskirts (including Parawera, Wharepapa, Pokuru, Puahue).
- n A public tertiary institution of Te Wananga O Aotearoa has its headquarters in Te Awamutu provides courses in computing, fitness, business and Maori Studies.
- n There are 15 early childhood facilities within Te Awamutu and on its outskirts. Six offer 20 hours free childcare. Rolls range from 18 to 90 in 2007. There is a mix of community based and privately owned facilities providing education and care services, play centres, home based, free kindergarten, play centres, one Te Kohanga Reo and one Maori ECE service.

Cambridge

- Cambridge contains five Contributing Primary Schools (Years 1-6), Primary Schools (Years 1-8), one restricted composite & Year 7-10 and, two secondary schools one Y9-15 the other Y7-15 in Cambridge and its outskirts including Maungatautari, Horahora, Whitehall, Hautapu, Goodwood, Rotoorangi and Te Miro).
 - There are 16 early childhood centres in Cambridge including two Kohanga's. Rolls range from 90 to 15 in 2007. Of these 9 offer 20 hours free childcare. They are a mix of privately owned and community based child care.
 - There are a number of private training establishments in Cambridge including, Capernwray Bible School (Theological), Waikato Jockey Training School and Computer Education Solutions Limited (TOPS Provider).
- n Ohaupo and rural surrounds
 - Ohaupo village has one fully primary school. An additional 4 primary schools (Kaipaki, Rukuhia, Paterangi and Ngahinapouri) are located within the surrounding rural area.
 - There is one community based early childhood play centre with a roll of 26 in 2007.
- n Pirongia
 - Pirongia has one full primary School,
 - There are two early childhood facilities in Pirongia one community based and the other privately owned. Rolls in 2007 are 65 and 50.

- n Kihikihi

- There are three early childhood facilities in Kihikihi including one Te Kohanga Reo. There are a mix of privately owned and community based facilities some offering 20 hours free childcare for ECE. Rolls range from 15-49.
 - One contributing school,
 - GSHTC Limited is a tertiary private training establishment.
- n Karapiro
- Karapiro School is a contributing primary school (Year 1-6) and had a roll of 63 students in 2007.
- n Rural areas
- Primary school education in the District is characterised by the numerous rural schools serving the individual rural communities. A number of these have been incorporated within Te Awamutu, Cambridge or Ohaupo above. There are others not previously listed, these include Pukeatua School; Te Pahu School and Koromatua School.
 - Te Pahu has one community based early childhood facility with a roll of 58 in 2007.
 - CTC Aviation Training (NZ) Ltd – aviation private training establishment located in the industrial park area near Hamilton Airport. Waikato Aero club is another private training establishment based at Hamilton Airport located within Waipa District.

There are no current plans to upgrade any schools in the District, or provide for new schools or close down schools, although some schools such as Goodwood and Leamington have experienced considerable growth. St Peter's School may have plans for a Junior School. However, Cambridge is likely to require provision of additional classrooms to cater for the expected growth up to 60 students in the 11-13 year group by 2026. Expected population increases for the District out to 2050 would indicate that provision for new schooling will be required, particularly within Cambridge and Te Awamutu.

Schools with growth issues approach the Ministry of Education for assistance. The first response is to introduce an enrolment scheme and then if required provide for additional class rooms. New schools are determined by analysis of future predicted growth (using Statistics NZ census information, predictions and adding local knowledge about potential subdivisions/developments in the area). If an area has a substantial amount of predicted growth an Area Report is undertaken to analyse the demographics. This is followed by an Area Strategy of how to deal with growth and community consultation.

Public transport, the road network and petrol prices are becoming increasingly important in affecting school choice. School choice is dependant on personal preference. Some children go to school in Hamilton on the way to their parent's work.

10.3 Parks and Reserves

In the 2007 Waipa District Council Community Satisfaction Survey, 90% were fairly satisfied with parks and reserves. Currently there are a sufficient number of reserves in the District to meet 2006 demand. However within 10 years an additional 192 hectares of reserve land may be required, based on current population projections and provision ratios, including:

- n 76ha actively maintained – sports, amenity, neighbourhood, premier

- n 106 ha conservation reserve
- n 30ha Sports Reserve (20ha of this can be catered from within the Cambridge Town Belt; 10ha will be required in Te Awamutu).

However, it may not be necessary to provide the same level of open space as the population expands. Furthermore, the changing pattern of the demographics, particularly the ageing population, is likely to have an impact on the type of reserve land use. In particular it is likely that the demand for sports fields is not likely to increase at the same rate, but this impact is not likely to become significant for another 10-15 years. The recreation demand and reserve use will shift to other activities more popular with older age groups such as bowls, golf or indoor activities, swimming pools, gardens, dog exercise areas and walking tracks. The function, form and location of recreation spaces need to be responsive to an ageing population.

10.4 Community Facilities and Services

10.4.1 Indoor Sports Facilities

In the 2007 Community Satisfaction Survey, 20% of respondents stated that their main area of concern was swimming pools (27% of respondents stated this in the 2006 survey). Plans are currently in place to upgrade the existing Cambridge Pool in order to provide an indoor pool and aquatic centre.

Te Awamutu has the Trust Waikato Te Awamutu Events Centre which provides swimming activities, holiday programmes, volleyball, basketball, netball, crafts shows, concerts and expos.

Mystery Creek caters for large events including Fieldays and national and international indoor sporting events such as netball and basketball.

10.4.2 Other Sports Facilities

Karapiro contains a Sports and Recreation centre which mainly provides for a large number of water and land based activities. The facilities are being upgraded ahead of the 2010 World Rowing Championships. Karapiro reserve has a number of proposed developments in the short and medium term including upgrading the water sports complex and construction of a new boatshed; construction of additional buildings/chalets and associated amenities; new parking area; construction of a second accommodation lodge and a covered grandstand. A high-performance centre for endurance sports is being built as well and will form one of a very small number of such centres in New Zealand.

10.4.3 Libraries

There are two libraries in the Waipa District – one in Te Awamutu and one in Cambridge.

According to the 2007 Community Satisfaction Survey 77% of the population were fairly satisfied with the library service.

10.4.4 Community Halls and other facilities

There are 32 community halls located in the District. The majority are located in Te Awamutu and Cambridge. Te Awamutu has 8 halls with further meeting places at church halls, and the golf and bowling club. Cambridge has 10 halls. Community halls are located throughout the rural communities of the District.

The District has museums at Cambridge, Te Awamutu, Pirongia and Karapiro Dam.

10.5 Summary

Health

- n The nearest hospital to the District is in Hamilton (Waikato Hospital).
- n Medical Centres are provided for within both Cambridge and Te Awamutu.
- n Rest homes / Retirement villages are provided for within Cambridge, Te Awamutu, Ohaupo and Te Pahu.

Education

- n Early childhood and Primary Schools are provided for throughout the District. Secondary schooling is provided for at Te Awamutu (Te Awamutu College) and Cambridge (Cambridge High School and St Peters).
- n The Te Wananga O Aotearoa tertiary institute is located within Te Awamutu.

Community Facilities

- n An aquatic centre and indoor sports centre was opened in Te Awamutu in 2003. An indoor aquatic centre is currently being planned for Cambridge in the location of the existing 50m outdoor pool on Williamson Street.
- n Karapiro (rowing and other sports), Mystery Creek (Parachute, Fieldays, Karting, Indoor Sports Centre) and Kihikihi (equestrian and speedway) are major events centres for the District.
- n There are two libraries in the District located in Cambridge and Te Awamutu.

11 Geographic and Environmental Factors

11.1 Geology

The geology of the Waipa region is a mixture of volcanic material including tephra, and alluvium. Large volumes of alluvial material have been deposited as a result of volcanic events such as eruptions from the Taupo region. Volcanic features such as Pirongia, Maungatautari and Kakepuku dot the landscape. Flooding events and subsequent drainage have also impacted on the form of the District, particularly the channels carved out by the Waikato and Waipa Rivers.

The topography of the Waipa region is predominantly flat and basin-like with some rolling hills and mountainous areas.

11.2 Land Use and Tenure

11.2.1 Land Use Capability and Conflicting Demands

Soils in the Waipa region tend to be highly productive: much of the land in the Waipa region is classified as Class I and II soils meaning these areas have few limitations for arable use and are very well suited to productive activities such as agriculture, cultivated crops or forestry. There are also large areas dominated by peat soils (particularly between Te Awamutu and Hamilton) and there is a need to carefully manage development on and around these areas.

As the population of the Waipa District increases and residents in other areas, including the large urban centre of Hamilton, desire to live in a more rural-residential environment, additional pressure will be placed on the physical environment of the Waipa District. This trend is leading to a conflict between urban expansion and the need to preserve highly productive soils.

Entwined in this issue are reverse sensitivity effects and the need to balance existing economic activities, such as agricultural production and industry, with the needs of the expanding residential areas which may occur in close proximity to such economic activities. Residential expansion may also affect the landscape and amenity of the Waipa District and this also requires careful management.

11.2.2 Forests and Farms

The Waipa District is predominantly covered in pastoral land. Most forest cover has been removed, but patches of native vegetation remain. These include remnant kahikatea stands in the lowlands and scattered podocarp hardwood forests on the high land associated with for example Maungatautari, small pockets to the north of Cambridge (Te Miro Scenic Reserve and Maungakawa Scenic Reserve), and large areas scattered to the west of Te Awamutu associated with Mount Pirongia and Kakepuku. A few scattered areas of planted forest and horticulture also exist in the Waipa District as well as remnant wetlands. These include 'peat' lakes and the 114 hectare Moanatuatua Scientific Reserve east of Ohaupo, the only example of the original 15,000ha of peat bog that existed in this area.

11.2.3 Protecting Outstanding Landscapes

There are certain landscapes in the District that require special care and protection from development. These areas must be effectively identified and preserved through stronger land-use regulation.

Such landscapes include volcanic cones, Lake Karapiro and the Waikato River including river terraces, remnant peat bogs, views of peat lakes from State Highway 3, and steep hillsides. Rolling farmland and alluvial flats are parts of the District that can accommodate some development without compromising landscape values in areas of rolling farmland and alluvial flats.

The central belt of the District contains flat land which is better suited to more intensive use and development than the more hilly / "unstable areas" in the west and east of the District. However, the central area also contains significant ecological areas such as peat lakes and wetlands therefore development in such locations is likely to conflict with other aims within the District.

Preservation of Waipa's archaeological landscapes also presents an opportunity as some of the landscapes are iconic: for example, view shafts that were of importance as links between a pa or redoubt to another place; and links between pa sites and volcanic cones. Of note are areas such as Rangiowhai, European and Maori defensive military sites associated with the land wars, and pre-European Pa like Waiare, Mangatoatoa, Te Tiki O Te Ihingarangi and Matakītiki.

11.2.4 Sensitive Ecological Areas

The Waipa District contains ecological values and biodiversity of regional and national significance. The peat lakes, terrestrial forests, such as Mount Pirongia and Mount Maungatautari, and the remnant kahikatea swamp stands like Yandleys Bush, are key to retaining and protecting the District's biodiversity.

The Waikato peat lakes are nationally significant and represent one of the largest collection of this type of wetland in New Zealand. A significant proportion of the Waikato's peat lands are found in the Waipa District. These lakes are productive systems that support complex biological communities. The sole natural peat bog remnant in the District is the Moanatuatua Scientific reserve.

11.3 Water Management

The waterways passing through Waipa are lowland rivers and streams that naturally flooded during the winter period. Further, the clearance of native vegetation from upper catchments has accelerated water runoff causing floods to peak sooner. Managing increased rates of runoff is difficult without increasing the capacity of natural water courses. Doing so will have significant impacts on the stability of the water courses, in-stream ecological values and adjoining ground water tables. While removing vegetation that impedes flows will assist, some flooding is to be expected. Te Awamutu in particular has experienced a number of flooding events associated with the Mangapiko Stream. Future development in flood prone areas needs to be carefully designed and located.

The peat soils in the Waipa District tend to be naturally acidic and require lime and fertilisation if pasture is to be optimised for farming. However, application of fertilisers can have adverse effects on lakes and waterways downstream and intensive farming practices can also lead to peat subsidence which also impacts on stormwater management. Agricultural practices and stormwater need to be managed appropriately in order to minimise eutrophication and sedimentation of the District's waterways and lakes and the subsequent effects on water supply, ecology and water-based recreation opportunities.

11.4 Air Quality

Increasing residential populations will lead to increased discharges to air from domestic home heating, and to a lesser extent from vehicle emissions and outdoor burning. Economic growth may lead to air discharges from industrial or other activities. Currently nowhere in the Waipa District is considered to have poor air quality but there is the potential for this to worsen with increasing population and industry growth.

11.5 Summary

- n The District is characterised by flat to rolling terrain, with highly productive soils predominantly covered in pasture.
- n The volcanic cones (Pirongia, Maungatautari and Kakepuku), Lake Karapiro, Waikato River and peat lowlands are identified as landscapes within the District that require special care and protection.
- n The peat lakes, terrestrial forests and kahikatea stands are identified as sensitive ecological areas.
- n There are no areas of the District that are considered to have poor air quality.

12 Existing Policy and Planning Framework

The following provides a summary of the existing policy/plan directives which are relevant to the development of a District Growth Strategy for Waipa. Chancery Green have prepared a profile statement (September, 2008) which relates to strategic policy matters.

12.1 National

New Zealand Housing Strategy (2005)

The purpose of this strategy is to:

- n Provide for sustainable housing supply;
- n Improve housing assistance and affordability;
- n Improve housing quality and sustainability; and
- n Meet diverse housing needs.

The principal means for implementation at the District Council level are:

- n Planning and Zoning instruments - for example, inclusionary zoning and developer incentives to increase the supply of affordable housing in high pressure areas; integrated cross sectoral planning in alignment with LTCCP's; and promoting the use of local government planning to secure the development of affordable housing and infrastructure investment;
- n Infrastructure Provision – considering how to improve the affordability of urban and rural infrastructure (including land development and essential services); and,
- n Urban Sustainability and Urban Design – identifying how housing and sustainable urban form can contribute to reducing housing costs and pressure on infrastructure and the environment.

NZ Urban Design Protocol (2005)

The New Zealand Urban Design Protocol, launched in 2005, is a voluntary commitment to specific urban design initiatives by signatory organisations including central and local government, the property sector, design professionals, professional institutes and other groups. The Protocol aims to make New Zealand's towns and cities more successful by using quality urban design to create liveable, healthy and innovative places. The Protocol identifies seven essential design qualities which include: context, character, choice, connections, creativity, custodianship, and collaboration. Waipa District Council is a signatory to the Protocol.

Waipa have developed an Action Plan to address how the Council will progress the New Zealand Urban Design Protocol in the Waipa District. The Council have appointed an Urban Design champion and are working through a number of other more long term actions including reviewing the District Plan to include explicit urban design outcomes, and reviewing the Council's Code of Practice for Land Development and Subdivision to provide opportunities for development which encourages innovative and sustainable urban design.

The Council intends to develop Urban Design guidelines that promote the "seven C's"; to deliver high quality urban design in all relevant Council projects; include urban design issues in relevant tender processes; include urban design issues in the Council's LTCCP; and to ensure town plans and structure plans incorporate urban design that promotes the "seven C's". Awareness-raising with both the community and training for staff and Councillors will also be pursued. The Council may also set up an in-house multi-disciplinary team to provide guidance and advice on the urban design quality of consent applications and Council projects.

New Zealand Land Transport Strategy (2002)

The NZTS has a number of objectives and principles. There is a significant emphasis on modal integration, environmental sustainability, and responsiveness which are applicable to both passenger and freight transport within the District. This means the District Council will need to work in partnership with other agencies to promote passenger transport via both bus and rail, and more sustainable modes of transport such as walking and cycling through both land use planning and through education and raising public awareness.

The principal means for implementation at the District Council level is through the ten year plan (LTCCP) and the District's land transport programme taking guidance from the Operative Waikato Regional Land Transport Strategy.

12.2 Regional

Waikato Regional Policy Statement ('Waikato RPS')

The Waipa District Plan must give effect to the Waikato RPS. The Waikato RPS sets out the significant resource management issues of the region and provides policies and methods to achieve integrated management of natural and physical resources. The Waikato RPS also sets out:

- n The process to deal with issues that cross district council boundaries;
- n The local authority responsible for natural and other hazards;
- n Hazardous substances; and
- n Maintaining indigenous ecological diversity.

Waikato River Vision and Strategy

As part of the settlement of the claims of various Iwi regarding the Waikato River, Waikato Tainui signed terms of negotiation in 2005, and following this an agreement in principle between the Crown and Waikato Tainui was signed in 2007. It is also understood that Ngati Maniapoto are similarly in negotiations with the Crown regarding their claim to Waikato River. The details of the claim and other Iwi negotiations is awaited, however it is likely that it will be consistent with the Tainui settlement.

Negotiations with respect to the preparation of a Deed of Settlement including provisions for the introduction of appropriate settlement legislation to resolve the claim are currently underway. These included the formation of a Guardians Establishment Committee who has been tasked with the preparation of a Vision and Strategy document for the Waikato River for approval by both Waikato-Tainui and the Crown. A draft Vision and Strategy was notified in May 2008 and submissions were requested.

Implications for planning processes and land management practices is that involvement of Iwi in decision making is likely to be increased and co-management introduced for the Waikato River and its catchment. Inclusion of key principles at a Regional and District Plan level are also likely to have implications for land use activities within the catchment and may affect municipal water takes and discharges.

Operative (In Part) Waikato Regional Plan:

The Regional Plan sets out the significant resource management issues facing the area or resources within the region, and sets out objectives, policies and methods (including rules) to address these issues. The Regional Plan gives effect to any national policy statements and must not be inconsistent with regional policy statements or other regional plans and must take into account planning documents prepared by Iwi authorities.

Waikato Regional Land Transport Strategy (2006 - 2016) ('RLTS')

The purpose of the RLTS is to provide a framework for developing, maintaining and protecting the land transport system over the next 10 to 20 years. This strategy seeks to move the region away from a traditionally road-based system to a multi-modal integrated system based on a set of guiding principles that prioritises decision-making and investment on key strategic goals. The

overall vision and guiding principles for transport is to achieve an integrated, safe, responsive and sustainable land transport system.

The implications and opportunities that flow from the above strategy, vision and guiding principles for Waipa District include the following:

- n Integration of land use and transportation planning is difficult due to the lack of certainty associated with state highway improvements such as the Cambridge Bypass and Southern Links. The sub-regional growth strategy 'Future Proof' will provide a wider framework for planning that should take into account regional and inter-district transportation trends.
- n The development of the regional traffic model will present a significant opportunity to better take transportation costs and effects into account when planning for land use or significant network changes.
- n The main capacity and efficiency issues for the state highway network have been identified for some time, and generally projects have been developed to address them. However, the national prioritisation of funding means that many of the projects in Waipa have no certainty of implementation.
- n The capacity and safety of state highway intersections with arterial and collector roads is therefore likely to become an issue as traffic increases, especially if there is development on the side roads.
- n The potential for conflict between state highway traffic and local activities in the road corridor in urban areas is likely to become increasingly sensitive. This will affect communities such as Ohaupo, Te Awamutu, Pirongia, Kihikihi and Cambridge.

Hamilton Sub-Regional Growth Strategy – "Future Proof"

The Hamilton Sub-Region will be receiving an additional 200,000 residents over the next 50 years. As a result a Hamilton sub-regional growth strategy, also known as 'Future Proof' is being undertaken in order to plan for growth for the next 50 years within Hamilton City, Waipa District, Waikato District and the Morrsville area. Future Proof will therefore assist Councils' detailed planning through Long Term Council and Community Plans, Annual Plans, and District and Regional Plans and Statements.

Future Proof will look at:

- n The qualities of the sub-region that need to be sustained for future generations.
- n Future demand that may come from population and employment growth and change.
- n Land and other resources that may be needed to accommodate predicted growth. The environmental limits of natural and physical resources will be assessed to determine areas where development should and should not go.
- n The scenarios available for accommodating growth.
- n An agreed strategy that will best deliver a sustainable future for the Future Proof sub-region.

Waipa's District Growth Strategy therefore needs to be consistent with Future Proof's strategy and vision as Waipa will be accommodating a proportion of the Hamilton sub-region's population growth and will therefore need to address the resultant pressures on Waipa's environment, communities, and social and physical infrastructure.

12.3 District

Waipa District Plan

The District Plan utilises the zoning technique for the control of the actual or likely effects of land use activities. The zones are: Rural, Residential, Deferred Residential, General, Town Centre, Industrial, Hydro Electric Power Stations & Mystery Creek Exhibition Centre.

The growth management approach is to integrate the District Plan with the ‘corporate planning’ undertaken through Strategic and Annual Plans under the local government administration and the “*Waipa Urban Growth Strategy (November 2003)*” which was undertaken to consider and identify areas suitable for urban development and land use in the District.

The District Growth Strategy currently being prepared will feed into the District Plan review and therefore direct the approach to future development and land use in the District in a more proactive and strategic manner.

Within the District, there are a number of Structure Plans and / or major plan changes which have either been prepared and sitting within the District Plan or are being prepared. Such plans currently in the development phase and therefore not currently within the District Plan, include:

- n Plan Change 42 – Findlay Residential
- n Plan Change 45 – Bond Road Industrial;
- n Plan Change 46 - Hautapu Industrial;
- n Plan Change 47 - Picquet Hill Residential;
- n Plan Change 57 - Airport Business Zone; and
- n Plan Change 58 – St Kilda Waterways Residential Zone

Code of Practice for Subdivision and Land Developments

The Code of Practice provides regulations in relation to land subdivision in rural and urban areas of the Waipa District. The ‘Urban’ section of the Code covers general requirements and procedures in relation to earthworks and foundations; streets; drainage (stormwater and sanitary drainage); water supply, and other services such as power, telephone and gas and location of services. The ‘Rural’ section of Code covers general regulations in relation to roading; access to rear lots; water supply; sewerage and stormwater disposal; electrical power supply; telephone services; trenches; road rail intersections; trees near roadsides; loading requirements; and bonds, charges and maintenance.

2006 -2016 LTCCP

This outlines what the Council intends to do over a 10 year period. The main features of the 2006 – 2016 LTCCP are: maintaining and enhancing the natural environment, history and heritage, and recreational opportunities; maintenance and development of infrastructure to maintain high standards of service, and environmental, public health and safety standards; and introduction of an expanded development contributions policy to provide the necessary funding to manage growth. It is anticipated that ‘actions’ for the implementation of the District Growth Strategy will be inserted as appropriate into the LTCCP.

The LTCCP also identifies community outcomes and 'Waipa specific' statements under the following headings: Vibrant and Creative Waipa; Economically Secure Waipa; Environmental Sustainable Waipa; Healthy and Active Waipa.

Other drivers that are also identified that Council needs to take into account include: expanded recycling provisions; Karapiro Development; Cambridge Covered Pool; Community Facilities development; development of Asset Management Plans; District Plan Review; Peat Lakes Accord; Kihikihi Wastewater; Lake Te Ko Utu enhancement; heavy transport in Te Awamutu; Maungatautari Ecological Island Project; water supply upgrades; protection, management and enhancement of heritage.

Development Contributions Policy

The Development Contributions Policy is part of the LTCCP and sets out how developers are to provide contributions to fund the additional demand on services including roading and transport, water supply, waste water, stormwater, community facilities, and parks and reserves.

The methodology of calculation and the actual development contributions for each unit of demand for each of the listed services is set out in the LTCCP.

Waipa District Promotion Strategy

The key objectives of this strategy are to further develop Waipa District as a tourist destination and stopping place, to market and promote the District to key markets, and invest further in key events.

Heritage Policy and Implementation Strategy ('HIPS')

The outcome of HIPS was a commitment to the development of an accurate and informative database for the recorded archaeological sites. It identifies objectives and policies and specific tasks to actualise these policies. HIPS has assisted in the development of management and/or conservation plans for Lake Ngāroto, Matakītaki Pa and Alexander East Redoubt.

Waipa Urban Growth Strategy 2003 ('WUGS')

WUGS identifies the most appropriate areas for urban development, based on cost effective infrastructure development, anticipated demand, urban form issues, and environmental constraints. The strategy identifies suitable areas to accommodate anticipated residential, rural residential and industrial growth in Cambridge and Te Awamutu/Kihikihi until 2021.

13 Key Issues and Growth Implications

Opportunities and constraints identified in this report have led to the emergence of eleven key issues, or challenges which are presented in the table below (in no specific order). Each of the key issues identified has implications for the way in which growth in the Waipa District should be implemented, therefore a commentary on how key issues impact on growth scenarios has been provided.

Each key issue identified also links with the 'bigger picture' of resource management and planning for sustainable communities, therefore how each issue links with the following overarching policies and legislation has also been identified:

- n sustainable development 'wellbeing's' identified through the Local Government Act 2002 (identified as the 'quadruple bottom line' consisting of social, economic, environmental and cultural factors);
- n Waipa's Community Statements and Community Outcomes; and,
- n Part 2 of the Resource Management Act - Purpose and Principles.

Issue 1 – Increasing and Ageing Population			
Quadruple Bottom Line	Waipa's Community Statements and Community Outcomes	Part 2 RMA	Growth Scenario Implications
Social Economic Environmental Cultural	<p>Vibrant and Creative Waipa</p> <p>4. We identify with and take part in our communities, and enjoy participating in creative, recreational and cultural activities that build vibrant community spirit, both locally and at District level</p> <p>Economically Secure Waipa</p> <p>7. Public buildings and public transport options are safe, accessible to people of all ages and abilities, and signage is clear and visible</p> <p>8. We have reliable, efficient and well planned transport infrastructure systems that provide easy access to and through our towns</p> <p>Environmentally Sustainable Waipa</p> <p>2. We are aware of the links between the health of our</p>	5	1. The need for a compact urban form. 2. The need to promote accessibility and connectivity and provide for an increased demand for public transport. 3. An increased demand for healthcare facilities 4. Physical and social infrastructure and services will require greater capacity. 5. Increased need for crime prevention through environmental design (CPTED) principles to be 'designed-in' to towns. 6. Increased utilisation of community facilities (libraries, passive reserves). 7. Greater demand on 'rural' living (according to

	<p>environment and our own health. Local organisations and individuals are regularly involved in environmental care activities</p> <p>6. Our clean, green environment is preserved, promoted and utilised for recreation and leisure, and contributes to enhancing our image as a tourist destination</p> <p>Healthy and Active Waipa</p> <p>1. A good range of fun recreational spaces, playgrounds, facilities and family friendly areas are available, well planned, affordable, accessible and youth focussed</p> <p>2. Good quality housing is available and affordable</p> <p>3. Quality educational opportunities at all levels are locally accessible and planned for future growth</p> <p>4. Community services are coordinated, and delivered effectively and efficiently to maximise resources while meeting the needs of our residents</p> <p>5. Everyone has access to affordable quality health and childcare services</p> <p>6. Maori enjoy the same quality of health, education, housing, employment and economic outcomes as non-Maori</p> <p>7. Families and caregivers are protected and valued, and our communities accept responsibility for our children and other vulnerable members</p> <p>8. Inequity in income and access to services and employment is reduced and resources are shared appropriately</p> <p>11. Our communities and agencies work together so that we are safe, we feel safe, crime is reduced, and there is a zero tolerance approach to anti-social behaviour</p>		<p>current trends) close to community facilities, leading to loss of rural land/ reverse sensitivity.</p> <p>8. Need to provide choice in terms of housing and section size.</p>
--	---	--	--

Issue 2 - Defining Waipa Character			
Quadruple Bottom Line	Community Statement and Waipa’s Community Outcomes	Part 2 RMA	Growth Scenario Implications
<p>Social</p> <p>Cultural</p> <p>Economic</p> <p>Environmental</p>	<p>Vibrant and Creative Waipa</p> <p>1. We are proud of our District’s unique identity and its rich and diverse archaeological, natural and cultural heritage</p> <p>2. We have a vibrant Maori community and our Maori heritage is embraced and celebrated District-wide, and showcased as an integral part of the visual amenity of our towns.</p> <p>3. The special character and heritage of our towns and villages is retained and promoted</p> <p>Economically Secure Waipa</p> <p>2. Our towns are economically independent of Hamilton, and each town maintains its own vibrant and unique character while maintaining strong links to the District as a whole</p> <p>4. Our District is a tourist destination of choice and our tourism industry promotes our special local features and supports economic growth</p> <p>Environmentally Sustainable Waipa</p> <p>1. Our special natural landscapes and native biodiversity, such as peat lakes, riparian areas, indigenous forest areas, are protected, maintained and enhanced, ecological corridors are developed, and animal and plant pests are controlled</p> <p>3. We use land management practices that protect and sustain our soil and land, and our District’s high quality soils are protected from increasing ‘development’ demands by concentrating growth around existing settlements rather than intruding on rural areas</p> <p>4. Water quality in our rivers and lakes is maintained and improved and water is used efficiently</p>	<p>5</p> <p>6b</p> <p>6f</p> <p>7c</p> <p>7f</p>	<p>1. A need to promote Waipa as a place in its own right with its own character, as well as building on the existing character of the areas within it.</p> <p>2. A need to maintain and enhance Waipa’s heritage, landscape, rural qualities and promote environmental conservation so that Waipa is recognised as a place in its own right.</p> <p>3. An opportunity to building on Waipa as a ‘Home of Champions’?</p>

	<p>6. Our clean, green environment is preserved, promoted and utilised for recreation and leisure, and contributes to enhancing our image as a tourist destination</p> <p>7. Heritage sites and landscapes of significance to Maori are preserved and valued, and where appropriate are identified and celebrated visually,</p> <p>8. Maungatautari, Kakepuku, Pirongia and other maunga in the District are protected and promoted as key features of the Waipa landscape and for recreational purposes</p> <p>Healthy and Active Waipa</p> <p>1. A good range of fun recreational spaces, playgrounds, facilities and family friendly areas are available, well planned, affordable, accessible and youth focussed</p>		
Issue 3 - Protection of Land Based Economy			
Quadruple Bottom Line	Community Statement and Waipa’s Community Outcomes	Part 2 RMA	Growth Scenario Implications
<p>Economic</p> <p>Environmental</p>	<p>Vibrant and Creative Waipa</p> <p>1. We are proud of our District’s unique identity and its rich and diverse archaeological, natural and cultural heritage</p> <p>Economically Secure Waipa</p> <p>6. Our strong dairy and equine industries help support our prosperous communities, and planning and practices are encouraged that protect and sustain our productive resources</p> <p>10. The ‘buy local’ philosophy is encouraged and locally sourced products and services are supported</p> <p>Environmentally Sustainable Waipa</p> <p>1. Our special natural landscapes and native biodiversity, such as peat lakes, riparian areas, indigenous forest areas, are protected, maintained and enhanced, ecological corridors are developed, and animal and plant pests are controlled</p>	<p>5</p> <p>6b</p> <p>7b</p> <p>7c</p> <p>7f</p>	<ol style="list-style-type: none"> 1. The need for a compact urban form. 2. Consideration of tightening of rural residential subdivision vs. focussing it to particular locations. 3. Protection of productive land from development, and an understanding of what constitutes productive land. 4. Need to maintain natural landscapes and enhance biodiversity through promotion of ecological corridors. 5. Promotion of buffer zones between different land uses to protect sensitive ecological areas and waterways.

	<p>3. We use land management practices that protect and sustain our soil and land, and our District’s high quality soils are protected from increasing ‘development’ demands by concentrating growth around existing settlements rather than intruding on rural areas</p> <p>4. Water quality in our rivers and lakes is maintained and improved and water is used efficiently</p> <p>Healthy and Active Waipa</p> <p>8. Inequity in income and access to services and employment is reduced and resources are shared appropriately</p>		
Issue 4 - Pressure on Ecology/ Environment			
Quadruple Bottom Line	Community Statement and Waipa’s Community Outcomes	Part 2 RMA	Growth Scenario Implications
Economic Environmental	<p>Vibrant and Creative Waipa</p> <p>1. We are proud of our District’s unique identity and its rich and diverse archaeological, natural and cultural heritage</p> <p>Economically Secure Waipa</p> <p>4. Our District is a tourist destination of choice and our tourism industry promotes our special local features and supports economic growth</p> <p>Environmentally Sustainable Waipa</p> <p>1. Our special natural landscapes and native biodiversity, such as peat lakes, riparian areas, indigenous forest areas, are protected, maintained and enhanced, ecological corridors are developed, and animal and plant pests are controlled</p> <p>2. We are aware of the links between the health of our environment and our own health. Local organisations and individuals are regularly involved in environmental care activities</p> <p>3. We use land management practices that protect and sustain our soil and land, and our District’s high quality soils are</p>	<p>5</p> <p>6b</p> <p>6c</p> <p>6e</p> <p>7a</p> <p>7aa</p> <p>7b</p> <p>7c</p> <p>7d</p> <p>7f</p> <p>7g</p> <p>7h</p> <p>7i</p> <p>8</p>	<p>1. Promote an active adventure / eco-tourism focus</p> <p>2. Ecological enhancement (focus Transferable Development Rights to particular locations)</p> <p>3. Prohibition of development in ecologically sensitive areas, for example Maungatautari/ Pirongia / Peat lakes. There is also an opportunity to develop ecological corridors.</p> <p>4. Infrastructure enhancements to help protect natural environment, for example wastewater treatment & disposal will need to be addressed.</p> <p>5. Stormwater quality enhancement.</p> <p>6. Water utilisation – improve efficiency and reutilisation.</p> <p>7. Perceived reduction in rural productivity (potential restriction on nutrient loading).</p> <p>8. Water allocation- currently there is reliance on rivers to support continued growth and this likely</p>

	<p>protected from increasing ‘development’ demands by concentrating growth around existing settlements rather than intruding on rural areas</p> <p>4. Water quality in our rivers and lakes is maintained and improved and water is used efficiently</p> <p>5. We acknowledge the need to pursue a ‘zero waste’ philosophy, including reducing our waste and using resources more efficiently</p> <p>6. Our clean, green environment is preserved, promoted and utilised for recreation and leisure, and contributes to enhancing our image as a tourist destination</p> <p>7. Heritage sites and landscapes of significance to Maori are preserved and valued, and where appropriate are identified and celebrated visually,</p> <p>8. Maungatautari, Kakepuku, Pirongia and other maunga in the District are protected and promoted as key features of the Waipa landscape and for recreational purposes</p> <p>9. We reduce our reliance on non-renewable energy</p> <p>Healthy and Active Waipa</p> <p>8. Inequity in income and access to services and employment is reduced and resources are shared appropriately</p> <p>10. Iwi, hapu and Maori work together with central government, local government and community organisations in mutually beneficial partnerships</p>		<p>to be put under pressure.</p>
Issue 5 - Definition of Employment type / location			
Quadruple Bottom Line	Community Statement and Waipa’s Community Outcomes	Part 2 RMA	Growth Scenario Implications
<p>Social</p> <p>Economic</p> <p>Environmental</p>	<p>Economically Secure Waipa</p> <p>1. Provision of industrial and residential areas is well balanced, carefully zoned to maintain our rural/semi-rural nature and planned well into the future</p>	<p>5</p> <p>6b</p> <p>6f</p> <p>7b</p>	<p>1. Where should development occur, for example Te Awamutu vs. Cambridge</p> <p>2. Sub regional provision – ‘what’ will be provided, how much and ‘where’ at a sub-regional level.</p>

<p>2. Our towns are economically independent of Hamilton, and each town maintains its own vibrant and unique character while maintaining strong links to the District as a whole</p> <p>3. A diversity of employment options and business opportunities is provided within the District</p> <p>4. Our District is a tourist destination of choice and our tourism industry promotes our special local features and supports economic growth</p> <p>5. Planning ensures infrastructure matches development requirements and meets the needs of a growing population</p> <p>6. Our strong dairy and equine industries help support our prosperous communities, and planning and practices are encouraged that protect and sustain our productive resources</p> <p>9. The growth, wealth and uniqueness of the local Maori economy is acknowledged and supported</p> <p>10. The 'buy local' philosophy is encouraged and locally sourced products and services are supported</p> <p>Environmentally Sustainable Waipa</p> <p>1. Our special natural landscapes and native biodiversity, such as peat lakes, riparian areas, indigenous forest areas, are protected, maintained and enhanced, ecological corridors are developed, and animal and plant pests are controlled</p> <p>3. We use land management practices that protect and sustain our soil and land, and our District's high quality soils are protected from increasing 'development' demands by concentrating growth around existing settlements rather than intruding on rural areas</p> <p>6. Our clean, green environment is preserved, promoted and utilised for recreation and leisure, and contributes to enhancing our image as a tourist destination</p> <p>7. Heritage sites and landscapes of significance to Maori are</p>	<p>7c</p> <p>7f</p>	<p>3. Airport and employment land provided.</p> <p>4. How much retail should be provided and what type, e.g. 'big box' retail in Te Awamutu/Cambridge?</p> <p>5. Opportunities for mixed use developments in towns</p> <p>6. Strengthening of the rural production base and capitalising on synergies with Hamilton-based industries (as the power house of Waikato's rural economy)</p> <p>7. Provision of public transport & strengthening of transport networks (road , rail, air)</p> <p>8. Enhancing Waipa's tourist destination potential</p>
--	---------------------	---

	<p>preserved and valued, and where appropriate are identified and celebrated visually,</p> <p>8. Maungatautari, Kakepuku, Pirongia and other maunga in the District are protected and promoted as key features of the Waipa landscape and for recreational purposes</p> <p>Health and Active Waipa</p> <p>8. Inequity in income and access to services and employment is reduced and resources are shared appropriately</p> <p>10. Iwi, hapu and Maori work together with central government, local government and community organisations in mutually beneficial partnerships</p> <p>6. Maori enjoy the same quality of health, education, housing, employment and economic outcomes as non-Maori</p>		
Issue 6 - 'Hard' Infrastructure provision (type, location & affordability)			
Quadruple Bottom Line	Community Statement and Waipa's Community Outcomes	Part 2 RMA	Growth Scenario Implications
<p>Social</p> <p>Cultural</p> <p>Economic</p> <p>Environmental</p>	<p>Economically Secure Waipa</p> <p>5. Planning ensures infrastructure matches development requirements and meets the needs of a growing population</p> <p>7. Public buildings and public transport options are safe, accessible to people of all ages and abilities, and signage is clear and visible</p> <p>8. We have reliable, efficient and well planned transport infrastructure systems that provide easy access to and through our towns</p> <p>Environmentally Sustainable Waipa</p> <p>5. We acknowledge the need to pursue a 'zero waste' philosophy, including reducing our waste and using resources more efficiently</p> <p>9. We reduce our reliance on non-renewable energy</p>	<p>5</p> <p>6b</p> <p>6c</p> <p>6e</p> <p>6f</p> <p>7a</p> <p>7aa</p> <p>7b</p> <p>7c</p> <p>7d</p> <p>7f</p> <p>7i</p>	<p>1. Wastewater quality & disposal methods.</p> <p>2. Pressure from water 'take' i.e. there is a need for more efficient utilisation and the need to consider a user pays policy.</p> <p>3. Developer pays vs. community funded schemes to 'kick off' the release of newly zoned land for employment purposes.</p> <p>4. Cross boundary implications- opportunities for infrastructure to be provided via sub-regional solutions.</p> <p>5. Opportunity for a one-district network (planning & provision) as opposed to many</p> <p>6. Environmental subdivision design</p>

	<p>4. Water quality in our rivers and lakes is maintained and improved and water is used efficiently</p> <p>3. We use land management practices that protect and sustain our soil and land, and our District’s high quality soils are protected from increasing ‘development’ demands by concentrating growth around existing settlements rather than intruding on rural areas</p> <p>Healthy and Active Waipa</p> <p>8. Inequity in income and access to services and employment is reduced and resources are shared appropriately</p>	7j	
Issue 7 - Community Infrastructure provision (type, location & affordability)			
Quadruple Bottom Line	Community Statement and Waipa’s Community Outcomes	Part 2 RMA	Growth Scenario Implications
Social Cultural	<p>Vibrant and Creative Waipa</p> <p>4. We identify with and take part in our communities, and enjoy participating in creative, recreational and cultural activities that build vibrant community spirit, both locally and at District level</p> <p>5. Individual and group achievement is recognised and celebrated District wide</p> <p>Economically Secure Waipa</p> <p>5. Planning ensures infrastructure matches development requirements and meets the needs of a growing population</p> <p>7. Public buildings and public transport options are safe, accessible to people of all ages and abilities, and signage is clear and visible</p> <p>8. We have reliable, efficient and well planned transport infrastructure systems that provide easy access to and through our towns</p> <p>Environmentally Sustainable Waipa</p>	<p>5</p> <p>6d</p> <p>7b</p> <p>7c</p> <p>7f</p>	<p>1. Sub-regional provision of social infrastructure</p> <p>2. Likely to be changes in reserve land utilisation owing to the changing (ageing) demographic – assumptions about requirements for passive vs. active reserves may need to change, and the population to reserve area ratio is likely to be reduced.</p> <p>3. Determining location of node centres for community infrastructure.</p>

	<p>2. We are aware of the links between the health of our environment and our own health. Local organisations and individuals are regularly involved in environmental care activities</p> <p>6. Our clean, green environment is preserved, promoted and utilised for recreation and leisure, and contributes to enhancing our image as a tourist destination</p> <p>8. Maungatautari, Kakepuku, Pirongia and other maunga in the District are protected and promoted as key features of the Waipa landscape and for recreational purposes</p> <p>Healthy and Active Waipa</p> <p>1. A good range of fun recreational spaces, playgrounds, facilities and family friendly areas are available, well planned, affordable, accessible and youth focussed</p> <p>2. Good quality housing is available and affordable</p> <p>3. Quality educational opportunities at all levels are locally accessible and planned for future growth</p> <p>4. Community services are coordinated, and delivered effectively and efficiently to maximise resources while meeting the needs of our residents</p> <p>5. Everyone has access to affordable quality health and childcare services</p> <p>6. Maori enjoy the same quality of health, education, housing, employment and economic outcomes as non-Maori</p> <p>7. Families and caregivers are protected and valued, and our communities accept responsibility for our children and other vulnerable members</p> <p>8. Inequity in income and access to services and employment is reduced and resources are shared appropriately</p> <p>9. The importance of te reo is recognised and promoted through promotion and support of appropriate educational facilities</p>		
--	--	--	--

	<p>10. Iwi, hapu and Maori work together with central government, local government and community organisations in mutually beneficial partnerships</p> <p>11. Our communities and agencies work together so that we are safe, we feel safe, crime is reduced, and there is a zero tolerance approach to anti-social behaviour</p>		
Issue 8 - Urban Amenity Form & Character			
Quadruple Bottom Line	Community Statement and Waipa’s Community Outcomes	Part 2 RMA	Growth Scenario Implications
<p>Social</p> <p>Cultural</p> <p>Economic</p> <p>Environmental</p>	<p>Vibrant and Creative Waipa</p> <p>1. We are proud of our District’s unique identity and its rich and diverse archaeological, natural and cultural heritage</p> <p>2. We have a vibrant Maori community and our Maori heritage is embraced and celebrated District-wide, and showcased as an integral part of the visual amenity of our towns.</p> <p>3. The special character and heritage of our towns and villages is retained and promoted</p> <p>Economically Secure Waipa</p> <p>2. Our towns are economically independent of Hamilton, and each town maintains its own vibrant and unique character while maintaining strong links to the District as a whole</p> <p>4. Our District is a tourist destination of choice and our tourism industry promotes our special local features and supports economic growth</p> <p>Environmentally Sustainable Waipa</p> <p>6. Our clean, green environment is preserved, promoted and utilised for recreation and leisure, and contributes to enhancing our image as a tourist destination</p> <p>7. Heritage sites and landscapes of significance to Maori are</p>	<p>5</p> <p>6f</p> <p>7b</p> <p>7c</p> <p>7f</p>	<p>1. Concentration of development in 2 main centres vs. development of smaller villages.</p> <p>2. Addressing implications of State highways dissecting urban areas.</p> <p>3. Understanding the role and importance of a greenbelt.</p> <p>4. The ability to negotiate towns on foot</p> <p>5. Defining urban edge;</p> <p>6. Defining the role of the CBD within the 2 main centres.</p> <p>7. Provision of big box retail – how and where</p> <p>8. The need to develop a hierarchy of townships to understand their role and character</p> <p>9. Maintaining Waipa’s built heritage and promoting high quality urban design</p>

	<p>preserved and valued, and where appropriate are identified and celebrated visually,</p> <p>8. Maungatautari, Kakepuku, Pirongia and other maunga in the District are protected and promoted as key features of the Waipa landscape and for recreational purposes</p> <p>Healthy and Active Waipa</p> <p>1. A good range of fun recreational spaces, playgrounds, facilities and family friendly areas are available, well planned, affordable, accessible and youth focussed</p> <p>2. Good quality housing is available and affordable</p>		
Issue 9 - Rural Amenity, Form & Character			
Quadruple Bottom Line	Community Statement and Waipa's Community Outcomes	Part 2 RMA	Growth Scenario Implications
<p>Social</p> <p>Economic</p> <p>Environmental</p>	<p>Vibrant and Creative Waipa</p> <p>1. We are proud of our District's unique identity and its rich and diverse archaeological, natural and cultural heritage</p> <p>2. We have a vibrant Maori community and our Maori heritage is embraced and celebrated District-wide, and showcased as an integral part of the visual amenity of our towns.</p> <p>3. The special character and heritage of our towns and villages is retained and promoted</p> <p>Economically Secure Waipa</p> <p>2. Our towns are economically independent of Hamilton, and each town maintains its own vibrant and unique character while maintaining strong links to the District as a whole</p> <p>4. Our District is a tourist destination of choice and our tourism industry promotes our special local features and supports economic growth</p>	<p>5</p> <p>6c</p> <p>6f</p> <p>7c</p> <p>7f</p> <p>7b</p>	<p>1. Primary production vs. ecological preservation</p> <p>2. Protecting landscape by promoting primary industry?</p> <p>3. How should Rural-Residential development be provided for?</p> <p>4. The role of TDR's in defining amenity, form and character of rural areas.</p> <p>5. How do we provide for growth whilst also protecting Waipa's rural character?</p>

	<p>Environmentally Sustainable Waipa</p> <p>1. Our special natural landscapes and native biodiversity, such as peat lakes, riparian areas, indigenous forest areas, are protected, maintained and enhanced, ecological corridors are developed, and animal and plant pests are controlled</p> <p>7. Heritage sites and landscapes of significance to Maori are preserved and valued, and where appropriate are identified and celebrated visually,</p> <p>8. Maungatautari, Kakepuku, Pirongia and other maunga in the District are protected and promoted as key features of the Waipa landscape and for recreational purposes</p> <p>3. We use land management practices that protect and sustain our soil and land, and our District’s high quality soils are protected from increasing ‘development’ demands by concentrating growth around existing settlements rather than intruding on rural areas</p> <p>4. Water quality in our rivers and lakes is maintained and improved and water is used efficiently</p> <p>6. Our clean, green environment is preserved, promoted and utilised for recreation and leisure, and contributes to enhancing our image as a tourist destination</p> <p>Healthy and Active Waipa</p> <p>1. A good range of fun recreational spaces, playgrounds, facilities and family friendly areas are available, well planned, affordable, accessible and youth focussed</p> <p>2. Good quality housing is available and affordable</p>		
--	--	--	--

Issue 10 - Efficient Transport Networks (utilisation & protection)			
Quadruple Bottom Line	Community Statement and Waipa’s Community Outcomes	Part 2 RMA	Growth Scenario Implications
<p>Social</p> <p>Cultural</p> <p>Economic</p> <p>Environmental</p>	<p>Economically Secure Waipa</p> <p>7. Public buildings and public transport options are safe, accessible to people of all ages and abilities, and signage is clear and visible</p> <p>8. We have reliable, efficient and well planned transport infrastructure systems that provide easy access to and through our towns</p> <p>5. Planning ensures infrastructure matches development requirements and meets the needs of a growing population</p> <p>Environmentally Sustainable Waipa</p> <p>9. We reduce our reliance on non-renewable energy</p> <p>1. Our special natural landscapes and native biodiversity, such as peat lakes, riparian areas, indigenous forest areas, are protected, maintained and enhanced, ecological corridors are developed, and animal and plant pests are controlled</p> <p>Healthy and Active Waipa</p> <p>4. Community services are coordinated, and delivered effectively and efficiently to maximise resources while meeting the needs of our residents</p> <p>8. Inequity in income and access to services and employment is reduced and resources are shared appropriately</p> <p>11. Our communities and agencies work together so that we are safe, we feel safe, crime is reduced, and there is a zero tolerance approach to anti-social behaviour</p>	<p>5</p> <p>6c</p> <p>6f</p> <p>7b</p> <p>7c</p> <p>7f</p> <p>7g</p> <p>7i</p>	<ol style="list-style-type: none"> 1. Compact footprint / urban form to improve accessibility to public transport. 2. Focus development where it already occurs to concentrate transport requirements. 3. Multi modal consideration – need to promote sustainable transport modes. 4. Consideration of landscape values on high traffic routes. 5. Maximising use of existing infrastructure including rail. 6. Closed rail lines should be protected from development to ‘future proof’ them. 7. Rural-residential development zones should be identified. 8. Reliance on non-renewable energy will be reduced through good urban design and more compact urban form and connectivity, reducing reliance on private vehicles and promoting use of public transport.

Issue 11 - Cultural / Heritage			
Quadruple Bottom Line	Community Statement and Waipa’s Community Outcomes	Part 2 RMA	Growth Scenario Implications
<p>Social</p> <p>Cultural</p> <p>Economic</p> <p>Environmental</p>	<p>Vibrant and Creative Waipa</p> <p>1. We are proud of our District’s unique identity and its rich and diverse archaeological, natural and cultural heritage</p> <p>2. We have a vibrant Maori community and our Maori heritage is embraced and celebrated District-wide, and showcased as an integral part of the visual amenity of our towns.</p> <p>3. The special character and heritage of our towns and villages is retained and promoted</p> <p>4. We identify with and take part in our communities, and enjoy participating in creative, recreational and cultural activities that build vibrant community spirit, both locally and at District level</p> <p>7. Our communities recognise that Waipa District is enriched by our multi cultural make-up, and the unique status and role of tangata whenua is respected and reflected in community processes</p> <p>Economically Secure Waipa</p> <p>3. A diversity of employment options and business opportunities is provided within the District</p> <p>4. Our District is a tourist destination of choice and our tourism industry promotes our special local features and supports economic growth</p> <p>9. The growth, wealth and uniqueness of the local Maori economy is acknowledged and supported</p> <p>Environmentally Sustainable Waipa</p> <p>1. Our special natural landscapes and native biodiversity, such as peat lakes, riparian areas, indigenous forest areas, are protected, maintained and enhanced, ecological corridors are developed,</p>	<p>5</p> <p>6d</p> <p>6e</p> <p>6f</p> <p>6g</p> <p>7a</p> <p>7aa</p> <p>7c</p> <p>7d</p> <p>7f</p> <p>8</p>	<p>1. Promotion of a heritage trail in Waipa.</p> <p>2. Promotion of Papakainga housing.</p> <p>3. Water take / use / disposal needs to be carefully planned for in order to protect the health of Waipa’s streams and waterways.</p> <p>4. Can we promote Waipa’s non-Maori culture and history?</p> <p>5. Need to protect and enhance Waipa’s built heritage.</p> <p>6. Need to protect and enhance Waipa’s heritage landscapes.</p>

	<p>and animal and plant pests are controlled</p> <p>3. We use land management practices that protect and sustain our soil and land, and our District’s high quality soils are protected from increasing ‘development’ demands by concentrating growth around existing settlements rather than intruding on rural areas</p> <p>4. Water quality in our rivers and lakes is maintained and improved and water is used efficiently</p> <p>6. Our clean, green environment is preserved, promoted and utilised for recreation and leisure, and contributes to enhancing our image as a tourist destination</p> <p>7. Heritage sites and landscapes of significance to Maori are preserved and valued, and where appropriate are identified and celebrated visually,</p> <p>8. Maungatautari, Kakepuku, Pirongia and other maunga in the District are protected and promoted as key features of the Waipa landscape and for recreational purposes</p> <p>Healthy and Active Waipa</p> <p>9. The importance of te reo is recognised and promoted through promotion and support of appropriate educational facilities</p> <p>10. Iwi, hapu and Maori work together with central government, local government and community organisations in mutually beneficial partnerships</p>		
--	--	--	--

14 Summary – Where to from here

This base case report provides an overview of the Waipa District as it is today and forms part of a suite of documents that will form Waipa 2050, culminating in the development of the District Growth Strategy.

The report has also assisted in the development of 11 challenges for the District, which are covered within Section 13 above and again summarised in the table below.

Overall the report has provided the basis from which growth scenarios can be developed.

Challenge	Description and Matters to Consider
<p>Waipa’s Increasing and Ageing Population</p>	<p>Various housing types, designs, locations and affordability to meet the demands of a growing population and a proportionately higher number of older people will need to be provided for in the District.</p> <p>Traditionally urban form within the District has been of a relatively low density, resulting in dispersed urban areas. How can the pattern of our urban form be better defined to support a growing and ageing population?</p>
<p>Defining the Waipa Character</p>	<p>What are the elements that make Waipa District special? By understanding the character of Waipa, strategies can be put in place to retain and enhance these special features of the District as well as:</p> <ul style="list-style-type: none"> § continuing to attract residents, visitors and business to the District; and § ensuring that growth does not compromise those special characteristics.
<p>Protection of the Land Based Economy</p>	<p>Waipa District contains mostly good quality soils that are able to be used for a range of agricultural, horticultural and other rural uses (e.g. equine). The rural economy and associated employment will continue to be of primary importance to the District’s economy.</p> <p>To ensure the protection of these good quality soils, urban growth (both expansion to existing towns and rural residential development) will need to be managed.</p> <p>Not all rural uses depend on good quality soils, but in instances are either need to locate in the rural area (e.g. intensive animal farming in buildings, mushroom farms, organic recycling), are primary processing facilities already established and needing to expand (e.g. Hautapu) or utilise a land resource other than good quality soils (e.g. sand mining).</p> <p>Those rural industries which do not require high quality soils should</p>

	<p>also be considered when discussing future growth. For example, intensive indoor farming, organic recycling, primary processing facilities and sand mining. These industries do not require high quality soils and therefore should be provided for elsewhere.</p>
<p>Defining employment type and location (defining work opportunities in the District and their appropriate location)</p>	<p>While most of the employment within Waipa District is focused on the primary agricultural sector, Hamilton City is and will continue to be where many people choose to commute to work. The negative aspects of this situation to Waipa District is that those people working within Hamilton City will choose to spend money and recreation time there. This is a loss to the Waipa economy.</p> <p>Primary industry contributes heavily to Waipa's employment. However, Hamilton City continues to employ many Waipa residents due to the relatively easy daily commute. This pattern negatively impacts Waipa's economy as many residents tend to spend money and time in Hamilton City.</p> <p>Development of employment opportunities within Waipa District can add to the prosperity. What needs to be considered is the appropriate work opportunities and their location, in addition to what is the best strategy to make that happen.</p>
<p>Efficient and Sustainable <u>Hard</u> Infrastructure that is affordable (e.g. roads, water supply, sewerage, stormwater)</p>	<p>There are significant demands on water infrastructure in particular due to increasing demand, higher costs of provision, higher quality of infrastructure demanded, higher environmental standards to be met and a decreasing source of supply.</p> <p>How are these existing demands on hard infrastructure to be met while providing for additional growth?</p> <p>Are there opportunities provided by additional growth that will enable hard infrastructure to be provided in a more sustainable and affordable manner?</p> <p>One possible response to these questions could see the increased use of water conservation measures.</p>
<p>Efficient and Sustainable <u>Community</u> Infrastructure (e.g. reserves, libraries, halls)</p>	<p>Increasing population numbers and demographic changes require different provision of community infrastructure (for example less active sports grounds and more reserve areas for passive recreation and conservation).</p> <p>What types of community infrastructure need to be provided in the future and how can we best provide for such community infrastructure?</p>
<p>Efficient and Sustainable Transport Networks</p>	<p>Due to increasing congestion on the road network, combined with increasing transportation costs, growth which encourages a reduction in the demand on fossil fuels and a resulting decrease on greenhouse gas emissions is important. Therefore, the need for a sustainable transport network is a key consideration for the District.</p> <p>Should and can additional population growth be guided in respect of</p>

	<p>location and density in order that public transport can be economically provided?</p>
<p>The Amenity, Form & Character of Our Urban Areas (the look and feel of our towns and villages)</p>	<p>What are the characteristics of the towns that make them a great place to live, work and play – now and for the future?</p> <p>How can those characteristics be sustained at the same time as providing for additional population living in higher densities?</p>
<p>The Amenity, Form & Character of Our Rural Areas (the look and feel of our rural areas)</p>	<p>What is the proper balance between enabling the rural area to continue and develop for farming and other rural purposes, with maintaining rural landscape values?</p>
<p>Protecting Waipa’s Natural Environment (e.g. rivers, streams, ecology, landscape and biodiversity)</p>	<p>Increasing population growth and development within rural and urban economies has the potential to adversely impact on the natural environment. It also provides the opportunity for environmental gains to be made (e.g. conservation of peat lakes in exchange for subdivision).</p> <p>What are the important aspects of the natural environment that need to be protected?</p> <p>What methods should the Waipa District undertake in order to guarantee their protection?</p>
<p>Protecting and Celebrating Our Strong Culture and Heritage.</p>	<p>Waipa has a strong Maori heritage, visible in the landscape through numerous pa, redoubt and other features. Other urban areas display a strong English character through their form, buildings and trees.</p> <p>Both Maori and European culture and heritage contribute to making Waipa a unique and special District. The challenge lies in how to manage growth in a way that these cultural and heritage features can be understood and celebrated.</p>