

WHAT'S  
THE  
STORY?

ON  
GROWTH!





# Welcome to the Future

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It's important we spend time thinking about and planning for the future of our towns. We look at things like where everything should go and how everyone will best fit in... while at the same time keeping the special character of our towns intact.

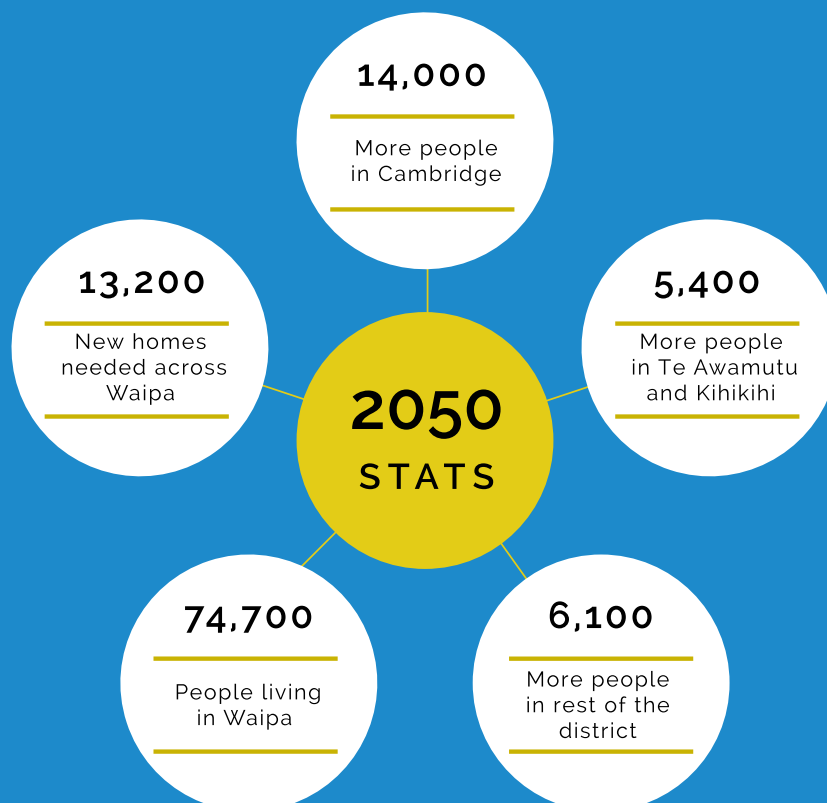
This is more important now than it's ever been. Why? Because growth is moving faster than ever before and by 2050 we're expecting an additional 25,000 people in Waipa.

With more and more people planning to call Waipa home we need to review our 2009 District Growth Strategy and look at whether we got things right or we need to make some changes to fit everyone in. Changes could be adding new areas for future development, re-looking at the timing of when new development will become available and changing where development happens within a town.

This summary gives you a good look into what we're proposing to ensure we're ready for when the moving trucks roll into town. Have a read and jump online to [futurewaipa.co.nz](http://futurewaipa.co.nz) to have your say!

## The planning cycle of a growth strategy

1. Determine growth areas or what we call 'growth cells'
2. Estimate based on growth predictions when each cell will need to be developed
3. Start to plan the specifics of a growth cell - Where will the roads go? What type of houses will be built? Does it need its own park? Where will the water supply come from? This is called a structure plan.
4. Consult with the community – what type of development do you want to see?
5. Finalise the plan ready for the developer to start building



# Cambridge

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By 2050  
Cambridge  
will be home to  
30,257 people



That's an  
increase in  
population by  
14,155



To cater for this  
growth we need  
582 hectares  
of new  
residential land



And we need  
another 7,025  
houses

## Where we're going

Cambridge will be the mecca for growth in Waipa. Population forecasts show over half of new Waipa residents will call Cambridge home. That's an additional 212 houses per year (approx.) or developing nearly 18 hectares of land a year.

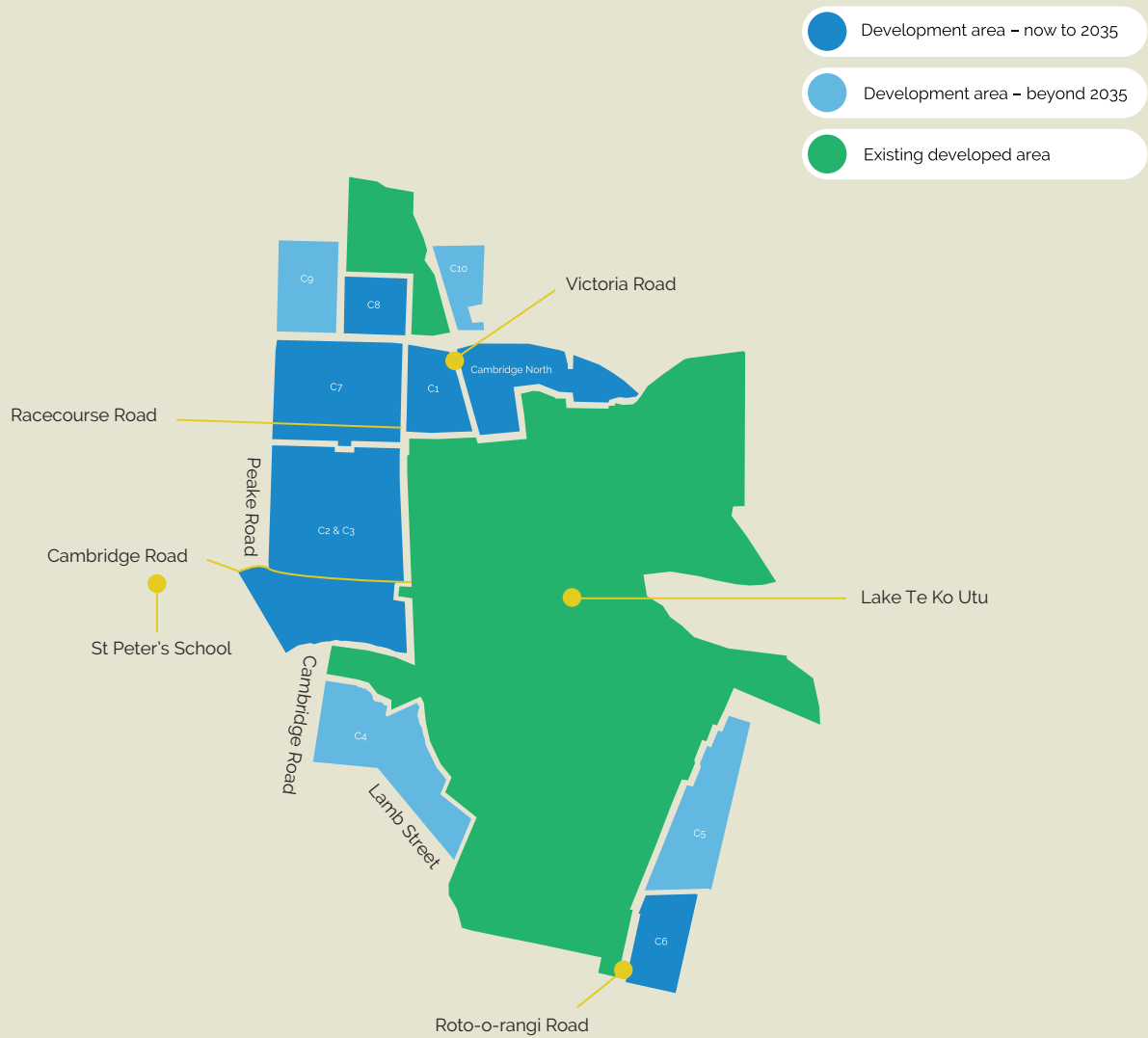
While Cambridge and Leamington are similar sizes and both experiencing development, we're expecting higher demand for housing in Cambridge – mainly because of its closeness to the expressway, to Hamilton and to community services and employment.

But, Leamington will still thrive – we're planning for improved commercial and community services and the possibility of a third river crossing. Our plan is a 75/25 ratio for development between Cambridge and Leamington.

## What we're proposing

At the moment, Cambridge Park, St Kilda and Cambridge North are meeting demand and still have capacity for more development but growth in Cambridge has certainly been beyond expectations!

Because of the high anticipated growth we need to move fast, we've started work on plans to develop C1, C2 and C3. Plans include how the areas will be developed – what type of housing, where will parks go, where will roads go, how will water, wastewater and other services be provided. This is the really fun stuff where you get input on the visual future of Cambridge!



**GROWTH AREA**

**WHAT'S THE PLAN?**

Cambridge North	87 hectares of residential development, enough room to provide another 1044 new houses.
C1	46 hectares of residential development, enough room to provide 528 new houses and a neighbourhood shopping centre.
C2 and C3	260 hectares of residential development, enough room to provide 3120 new houses.
C4	123 hectares of residential development, enough room to provide 1476 new houses.
C5	89 hectares of residential development, enough room to provide 1068 new houses.
C6	53 hectares for large lot residential development, enough room to provide another 160 new houses.
C7	124 hectares of residential development if it is no longer required for equine purposes. That's enough room to provide 930 new houses.
C8	36 hectares of industrial development in Hautapu.
C9	54 hectares of industrial development in Hautapu.
C10	32 hectares of industrial development in Hautapu.

## The plan for C1, C2 and C3

Before we can develop land, build houses and create roads we need to plan how and where everything will go and what an area will look like. We call this a structure plan – it's basically a blue print or a plan of attack for developing a growth cell.

Structure plans are developed when a growth cell is close to being needed, so it's ready and in place for when developers want to start work.

For Cambridge, we're proposing the next growth cells to be developed are C1, C2 and C3. These are the three growth cells in northwest Cambridge, bordering the town belt. These cells were identified in the current strategy as the next areas for growth.

Because of the high demand for growth in Cambridge and with landowners ready to develop in C1, C2 and C3, we've started developing these structure plans.

We don't always look at three structure plans at the same time but because of the layout of the cells it makes sense to look at stormwater and roading solutions with the bigger picture in mind.

## Density

Part of planning for development is looking at what type of housing will be provided. Quarter acre sections don't make much sense in the middle of town so we've looked at a mix of residential and compact residential living.

Residential sections are between 600-800m<sup>2</sup>.

Compact residential houses are between 300-400m<sup>2</sup> and can include stand-alone houses, semi-detached or terraced housing. The key with compact housing is making sure you have fantastic open spaces surrounding them and positioning them close to walking and cycling links, shops and other local amenities.

Check out the photos below to see the type of compact houses we're proposing. The maps on the following page show the mix of compact and residential housing.



- Environmental Reserve/Buffer
- Residential
- Compact Residential
- Visitor Accommodation Overlay
- Neighbourhood Centre
- Local Open Space
- Soakage/Attenuation Basin
- Open Swale/Green Link
- Collector Road
- Local Road
- Indicative Road
- Green Links (Walking & Cycling)
- Growth Cell Boundary
- Alternate Swale Connection to C1
- Indicative Primary/Pre School Area
- Potential Road Connection
- Roundabout
- Culvert/Pipe
- Maori Heritage Site



C1



C2 / C3



LARGE STREET FRONTAGES, TREES AND PLANTING WILL ADD TO THE CHARACTER.

## Character – the look and feel

There are many things that make up the character of Cambridge – the views, the green belt, the street grid pattern, the trees, the garden beds and the historic buildings and monuments. We want to ensure these features are continued and enhanced through all new areas of Cambridge.

Here's what we're proposing:

- Continuing the street grid pattern – this creates long straight views of the tree lined streets, the green belt and hills beyond.
- Large green street frontages and tree lined streets – this is consistent with the existing character of Cambridge, provides amenity for pedestrians, cyclists and drivers passing by and privacy for residents
- Consistent street setbacks (the distance between houses and the street) - Street setbacks help to maintain and enhance an area's character. It helps to establish the character of the street by providing a consistent building line for all buildings to align with.
- Housing positioned to make the best use of the site in terms of sun, privacy and access to surrounding shops and recreation spaces.
- Limiting fence heights – while a tall fence may be fine for a home owner it can easily block others light, views and visibility. Lower fences help create safe neighbourhoods and appealing public spaces.





WE'RE PROPOSING A NEIGHBOURHOOD SHOPPING CENTRE IN BOTH C1 AND C2/C3. HERE'S AN IDEA OF WHAT THEY COULD LOOK LIKE.

## Neighbourhood shopping centres

We all like convenience and with 2,000 more people calling Cambridge home, we think we need some more convenient retail and services in the north. We don't want to impact Cambridge town centre but we do need to provide for the morning dash for milk, Friday fish 'n' chip nights and a trip to the doctors. It's about providing for the quick stop shopping that we do frequently within easy walking and cycling distance.

We commissioned a report to look at what retail gaps there are in Cambridge and it showed a shortage in food and convenience retail and services. With this information and the growth predictions we think there's room for a commercial retail development in C1 and another in C2 to cater for both C2 and C3.

Remember, this won't all pop up tomorrow – we'll be working with the developers and the community to determine when the time is right based on demand and surrounding growth.

**Here's what we're proposing:**

C1 - a neighbourhood centre of around 15,000m<sup>2</sup>, including convenience retail and services, a potential supermarket and supporting local amenities.

C2/3 – a neighbourhood centre of around 20,000m<sup>2</sup> located in C2 near Hamilton Road, including convenience retail and services, a potential supermarket and supporting local amenities.

While these areas may seem large, they will include parking areas, internal roads, civic / open spaces and community facilities. Design guidelines will be prepared to help inform the layout, form and scale of these neighbourhood centres - to ensure that these centres remain walkable and vibrant.

# Staging

By now you might be thinking, "wow, that's a lot of development" but it's not all happening overnight. Growth cells C1, C2 and C3 are planned between now and 2035, but within that timeframe the development is staged further.

The red sections in the map below show where we expect the first stages of development within each growth cell. These stages are anticipated to start developing within the next five or so years and are likely to include a mix of both residential and compact residential houses.

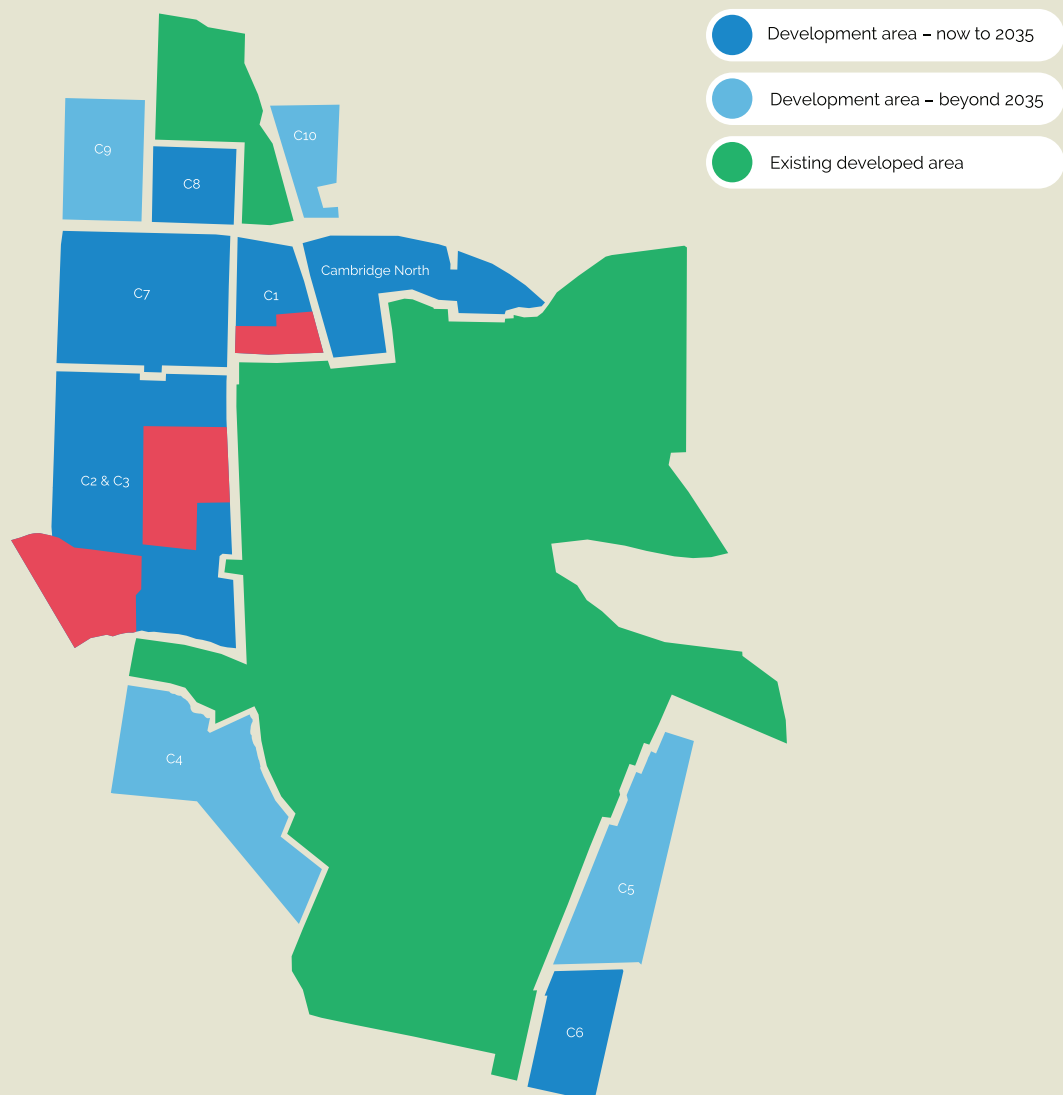
Here's what we're proposing:

- C1 – 160-210 new dwellings
- C2 – 450-550 new dwellings
- C3 – 200-250 new dwellings

But, just because these areas are highlighted as the first areas available for development – that doesn't mean that development can occur straight away.

The following triggers determine when development can occur within each growth cell:

1. Structure plan in place for the growth cell.
2. Programmes in place for Council to provide the infrastructure or agreement between the Developer and Council / Infrastructure Provider.
3. Less than three years supply of land 'ready for development' (i.e. zoned for urban purposes and serviced).
4. Less than three growth cells currently zoned and able to be developed.





WE'RE PLANNING WALKING AND CYCLING LINKS, GREEN SPACES AND SPORTS FIELDS.

## Recreation

Open spaces, parks and reserves are an integral part of the Cambridge lifestyle. We're lucky to be connected by a green town belt, cycleways, walking tracks, lakes and tree lined streets.

It's not just a want for us, we know we need to continue this theme because that's the Cambridge we all love. We're used to formal and informal recreation spaces where we can take in the view or kick a ball around with family.

Our plans provide for open spaces and we propose to connect the new developments through a network of 'green' pedestrian and cycle ways. Our plans also preserve any existing natural areas (river terraces, farm drain channels etc) and important heritage sites.

Look at the map on the next page to see the areas we've designated as open space.

Here's what we're proposing:

- Strong walking and cycling links with existing routes e.g. the Te Awa Cycleway and the Green Belt.
- A network of interconnected green spaces, which allow for a range of uses and provide opportunities for people to improve their health and wellbeing. These could be near our stormwater solution – learn more about this under 'Infrastructure'.
- Local playgrounds and informal play spaces within 5 to 10 minutes walk from all residents.
- Opportunity for a destination playground – this is bigger than a normal neighbourhood playground and provides more play equipment designed to be fun and challenging for a range of ages. They also include a lot of other features like seating and bbqs etc so they become a place families can spend all day.
- Opportunity for formal sports fields to support the growing population – this could be used for a range of Saturday sport users and provide for year round enjoyment.
- Overall, a provision of at least 15 per cent 'green' space within each growth area.



C1



C2 / C3

- Environmental Reserve/Buffer
- Residential
- Compact Residential
- Visitor Accommodation Overlay
- Neighbourhood Centre
- Local Amenities
- Soakage/Attenuation Basin
- Lookout Point
- Collector Road
- Indicative Road
- Green Links (Walking & Cycling)
- Green Links (Walking & Cycling)
- Local Road
- Local Open Space
- Sports Fields
- Open Swale/Green Link
- Destination Playground
- Fitness Trail
- Amenity Reserve
- Civic Space
- Green Links (Walking & Cycling)
- Growth Cell Boundary
- Alternate Swale Connection to C1
- Indicative Primary/Pre School Area
- Potential Road Connection
- Culvert/Pipe

# Infrastructure

It's not all how things look and what type of houses we'll build, there's a whole team of people who look at all the technical questions - how water will get to the houses, how it will be taken away, where the roads will go, how intersections will work and where the main entrance and exits will be, plus so much more!

A huge consideration for the C1, C2 and C3 growth cells is stormwater – where does all the rain water go once it's landed in our streets? This is because the soil in these growth cells has poor soakage. We need any stormwater solution to be ecologically friendly, fit in with the local character, meet Waikato Regional Council expectations and consider growth beyond the current needs.

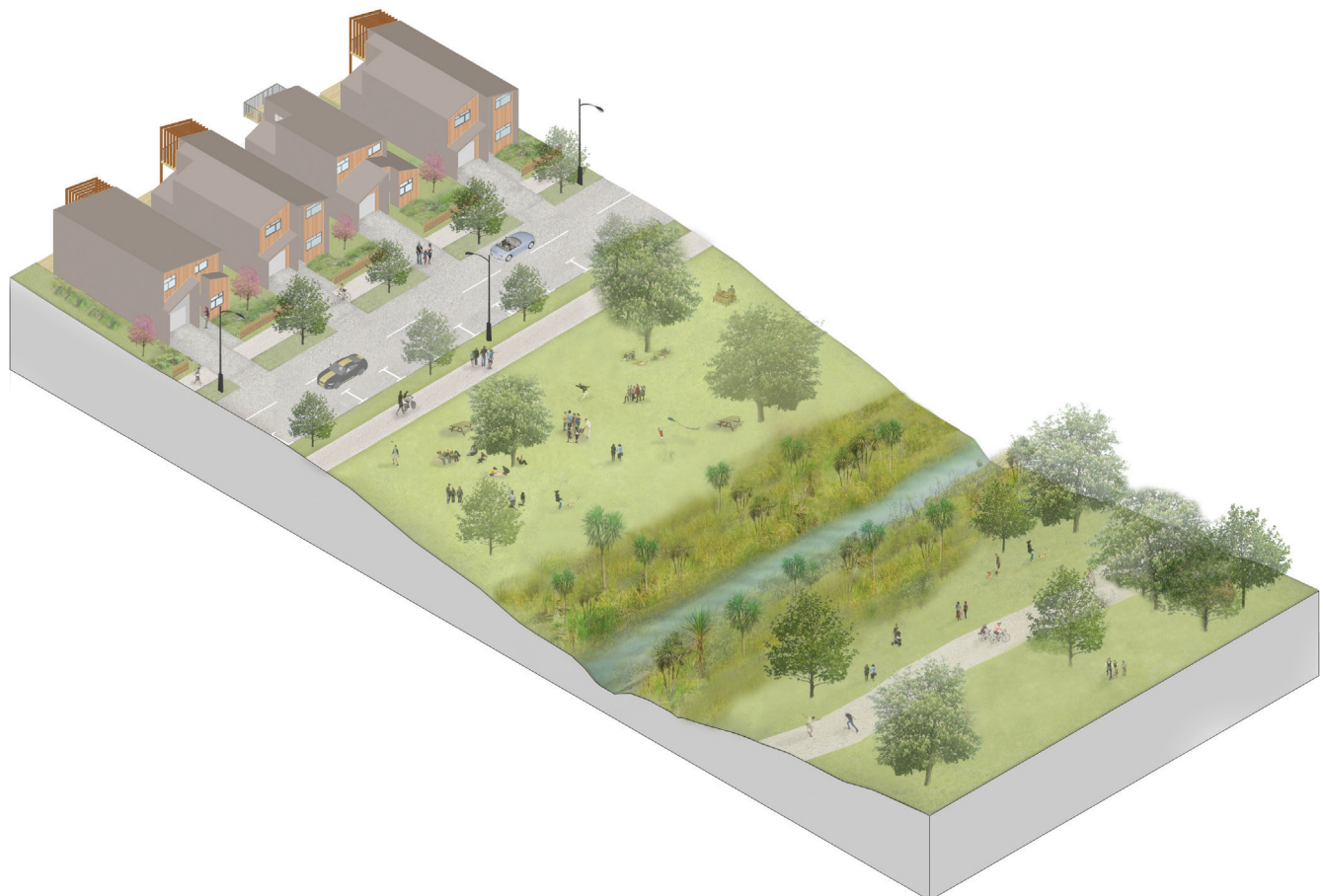
## Here's what we're proposing:

We want to provide a stormwater solution that promotes green infrastructure, has natural planting and cycleways and walkways around it.

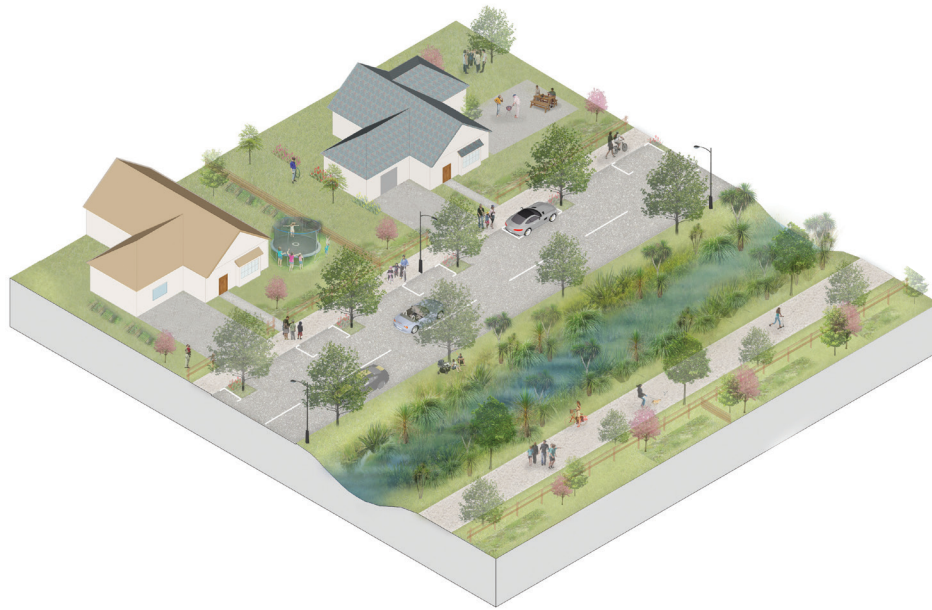
To achieve this we're proposing a two staged approach.

The first stage will involve building attractive swales and 'naturalised' detention ponds, these have lots of planting and add to the character of an area. The second stage will keep the stage one solution and add capacity with a central stormwater corridor running through C2 and large pipes draining to the Waikato River from C3. This option will allow for a balance between growth demand and initial capital expenditure on infrastructure.

High level costings for this approach are approximately \$45m over the long term (excluding land acquisition). This is the most cost effective and flood resilient option over the long term for the wider area, future proofing for future residential intensification to the north.



A STORMWATER SWALE WITH PLANTING AND OPEN SPACE SURROUNDING IT



STREETS AND STORMWATER - LOCAL ROAD AND SWALE



A LOCAL STREET WITH COMPACT RESIDENTIAL HOUSING, TREES AND CYCLEWAY

Roads are another big investment, especially as the structure plans cover such a large area. These won't just be roads for cars, but also streets for people that reflect Cambridge's existing character. We want people to have the option to walk, cycle, drive or use their mobility scooter when they feel like it.

The proposed main entry and exit points for the C1 growth cell will be onto Victoria Road, opposite the Norfolk Drive extension, and at the south-west corner of the growth cell from Hannon Road. There are additional minor entry and exit points on Victoria Road and Hannon Road.

For C2, the main entry and exit points are onto Cambridge Road and Peake Road. For C3, the main entry and exit points are onto Cambridge Road and out the western side of the growth cell.

The roads have been designed to allow great connectivity both within the growth cells and to the rest of Cambridge. The roads are pedestrian and cycle friendly, with roads designed to keep the traffic slow.

# Te Awamutu and Kihikihi

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By 2050  
Te Awamutu  
and Kihikihi  
will be home to  
approximately  
18,430 people



That's an  
increase in  
population by  
5,440



To cater for this  
growth we need  
286 hectares  
of new  
residential land



And we need  
another 3436  
houses

## Where we're going

Te Awamutu is experiencing steady growth and as a result a number of residential developments are being planned around the edge of the town centre.

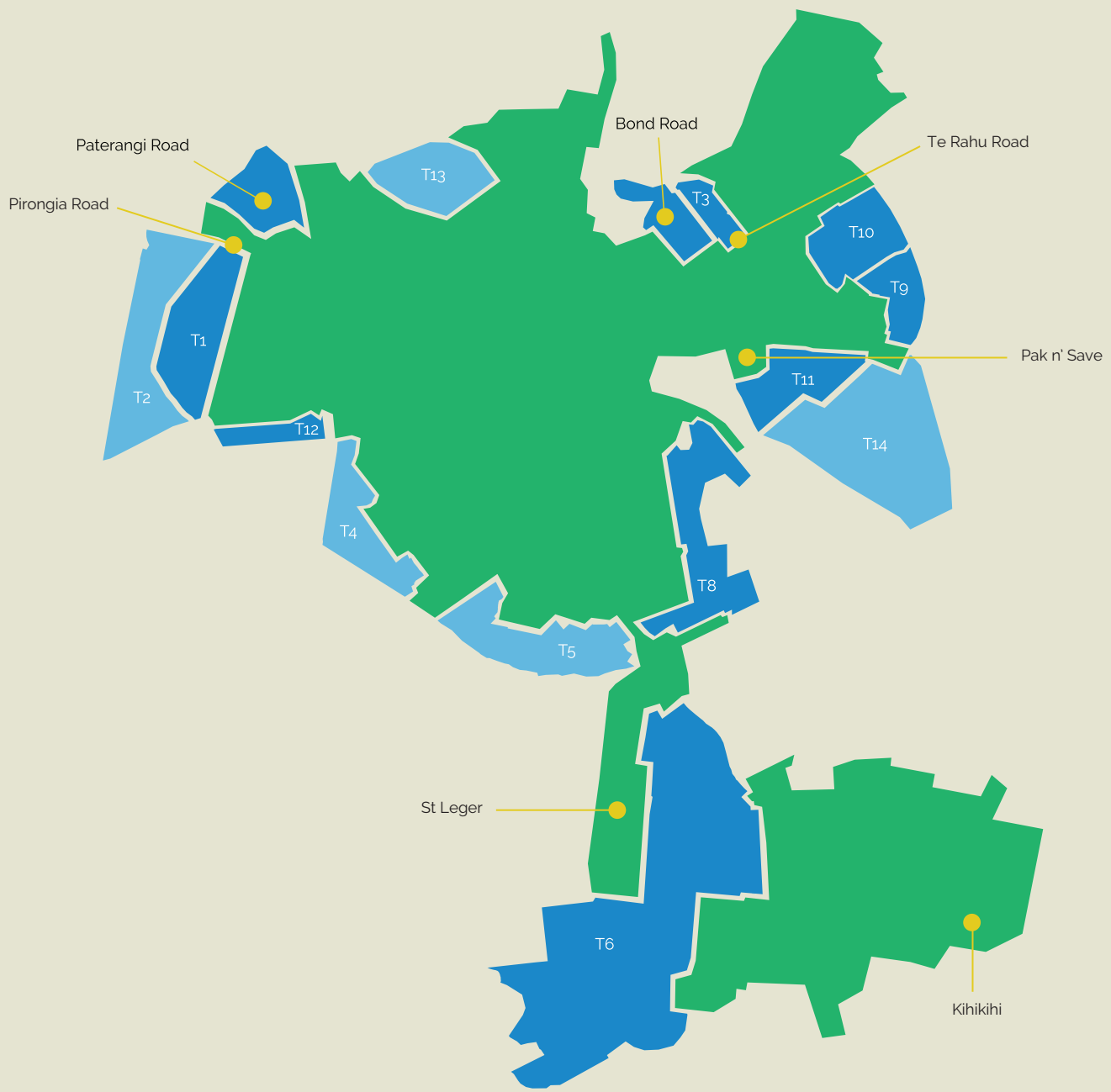
Predictions show that from now until 2050, around 104 new houses will need to be built in Te Awamutu and Kihikihi every year to meet demand- that's around two per week for the next 37 years. It's our job to make sure we have enough land – residential, industrial and commercial to cater for these new residents.

## What we're proposing

We're proposing to:

- Make 286 hectares of residential land available for new housing
- Provide an additional 20 hectares of industrial land to home new industry – factories, warehouses etc
- Allocate 16 hectares of commercial land for office space retail – dairies, vege stores etc.
- For Kihikihi, the existing town boundary provides for future growth up to 2050. There's a lot of opportunity to promote higher density development (more houses per sections) while still making sure there are key locations where no density should occur.

- Development area – now to 2035
- Development area – beyond 2035
- Existing developed area





## GROWTH AREA

## WHAT'S THE PLAN?

T1	37 hectares of residential land development, enough room to provide 444 new houses.
T2	49 hectares of residential development, enough room to provide 588 new houses.
T3	10 hectares for residential development, enough room to provide 120 new houses.
T4	29 hectares of residential development enough room to provide 348 new houses.
T5	41 hectares of residential development, enough room to provide 492 new houses.
T6	198 hectares of large lot non-serviced (water only) residential development enough room to provide 594 new houses.
T8	47 hectares of residential development, enough room to provide 564 new houses.
T9	17 hectares of residential development, enough room to provide 204 new houses. This growth cell is dependent on a viable structure plan.
T10	28 hectares of residential development, enough room to provide 336 new houses. This growth cell is dependent on a viable structure plan.
T11	26 hectares of residential development, enough room to provide 312 new houses and the opportunity for a shopping area.
T12	11 hectares of residential development, enough room to provide 132 new houses.
T13	29 hectares at the Te Awamutu Racecourse for residential development if it's no longer needed as a racecourse. That's enough room to provide 348 new dwellings.
T14	80 hectares of residential development, enough room to provide 960 new houses.
Bond Road	17 hectares of industrial development.
Paterangi Road	22 hectares of residential development, enough room to provide 312 new houses and the opportunity for a shopping area.

# Hamilton Airport

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## Where we're going

Despite being the Hamilton Airport, it's actually located in Waipa! While it's not a town it's still a bustling growth area because of its proximity to the airport and its location bordering both Waikato district and Hamilton City.

Growth here is all about industrial development, providing land for businesses – mostly transport based, manufacturing and rural industry.

## What we're proposing

This growth area is a great location for businesses that make a lot of noise and have high traffic volumes - that's why our plan is to provide more land here for industrial development. Because of the types of businesses this area attracts we're not allocating any land for residential development.

- Development area – now to 2035
- Development area – beyond 2035
- Existing developed area



**GROWTH AREA**

**WHAT'S THE PLAN?**

Titanium Park	92 hectares currently being developed in stages.
Meridian 37	18 hectares of industrial development and airport related activities.
Montgomery Block	41 hectares of industrial zoned land for airport related activities that would benefit from having access to the airport.

# Karapiro

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By 2050  
Karapiro will be  
home to  
approximately  
650 people



That's an  
increase in  
population by  
400



To cater for this  
growth we need  
85 hectares  
of new  
residential land



And we need  
another 180  
houses

## Where we're going

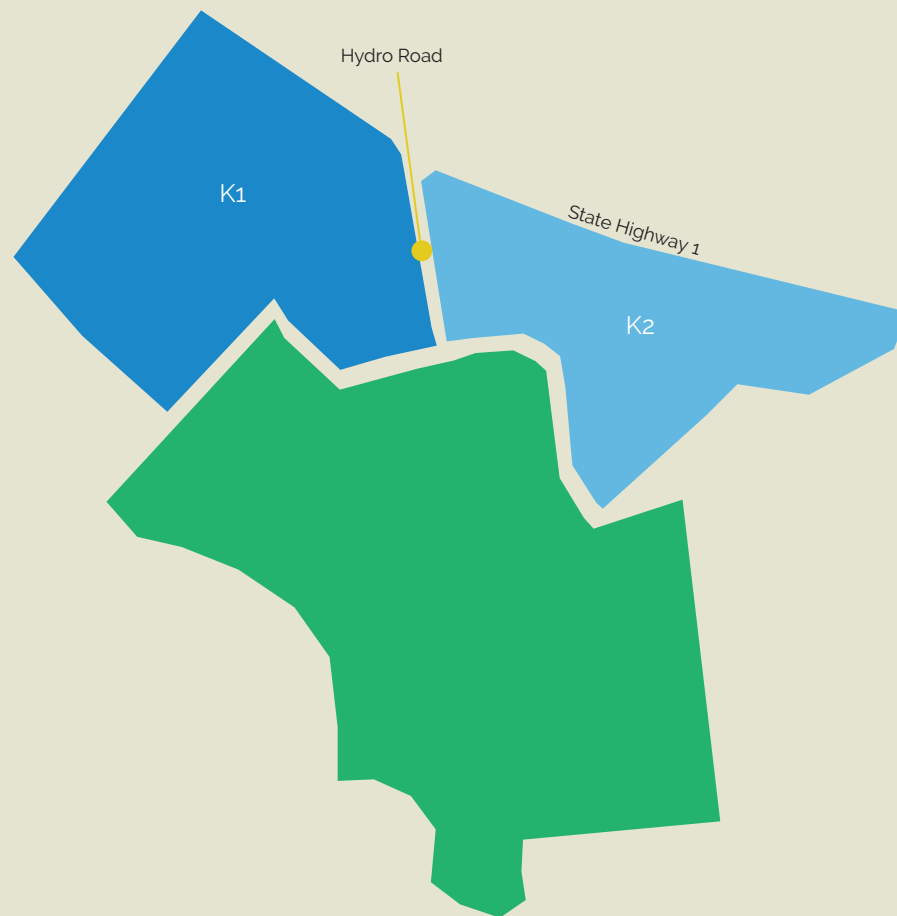
With lifestyle sections bordering the popular Lake Karapiro and a number of sporting activities and events nearby, Karapiro has become a desirable location to live and visit. Growth is strong but there's a lot of land already available for development.

## What we're proposing

While the majority of growth can be accommodated through existing zoned land, we're still proposing to add a new growth cell to the north-west of the village once existing areas are full.

The village will remain serviced; however, new growth outside the village boundary will be un-serviced. All areas will allow for three houses per hectare – that's section sizes of around 2,500m<sup>2</sup>.

- Development area – now to 2035
- Development area – beyond 2035
- Existing developed area



**GROWTH AREA**

**WHAT'S THE PLAN?**

K1 28 hectares for large lot residential development, enough room to provide 84 new houses.

K2 20 hectares of large lot residential development, enough room to provide 60 new houses.

# Ngahinapouri

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By 2050  
Ngahinapouri will  
be home to  
approximately  
580 people



That's an  
increase in  
population by  
380



To cater for this  
growth we need  
50 hectares  
of residential land



And we need  
another 170  
houses

## Where we're going

With 170 new households expected before 2050, this small community will see changes but growth will be slow and steady.

## What we're proposing

Two small development areas will provide housing to new Ngahinapouri residents before 2035. Beyond 2050 we're planning for a small neighbourhood shopping centre to provide for convenience shopping.

As the only centre between Hamilton and Pirongia we also think there's an opportunity to provide a commercial area for state highway traffic users. We think this should be in growth cell N3 near the intersection of Reid Road and State Highway 39. This also gives us an opportunity to re-look at the layout of this intersection.

We've also identified there may be a need to expand the local primary school as a result of growth.

- Development area – now to 2035
- Development area – beyond 2035
- Existing developed area



**GROWTH AREA**

**WHAT'S THE PLAN?**

N1	16 hectares for large lot residential development, enough room to provide 48 new houses.
N2	12 hectares of large lot residential development, enough room to provide 36 new houses.
N3	64 hectares of large lot residential development with a small portion for neighbourhood centre / commercial development, enough room to provide 192 new houses.

# Ohaupo

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By 2050  
Ohaupo will be  
home to  
approximately  
720 people



That's an  
increase in  
population by  
190



To cater for this  
growth we need  
35 hectares  
of new  
residential land



And we need  
another 90  
houses

## Where we're going

Ohaupo is a small community but with its handy location we're predicting steady growth in the area. In fact, growth is higher than we expected and we need to make more land available for development and sooner.

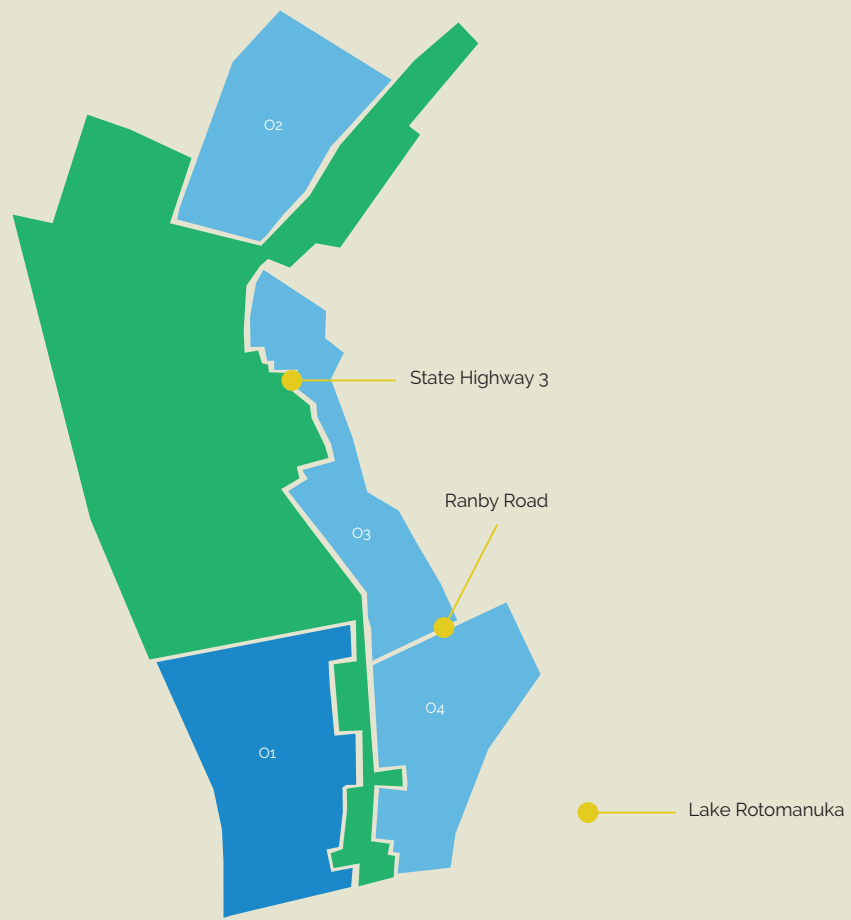
## What we're proposing

Our plan is to develop O2 earlier than expected and to create a new growth cell (O4) that provides houses with access to Lake Rotomanuka – ohhhh those lake views.

Given that Ohaupo is largely rural, we're proposing to provide large lot residential sections of 2,500m<sup>2</sup> - that's around three houses per hectare. This will retain a low density development and keep the current character of the village.



- Development area – now to 2035
- Development area – beyond 2035
- Existing developed area



**GROWTH AREA**

**WHAT'S THE PLAN?**

O1	17 hectares for large lot residential development, enough room to provide 51 new houses.
O2	13 hectares of large lot residential development, enough room to provide 39 new houses.
O3	11 hectares of large lot residential development, enough room to provide 33 new houses.
O4	13 hectares of large lot residential development, enough room to provide 39 new houses with access to Lake Rotomanuka.

# Pukeatua

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By 2050  
Pukeatua will be  
home to  
approximately  
120 people



That's an  
increase in  
population by  
70



To cater for this  
growth we need  
20 hectares  
of residential land



And we need  
another 30  
houses

## Where we're going

Pukeatua provides stunning landscape views of Maungatautari, it's important we maintain this value by providing a buffer between the village and the bush and not allowing intensive development.

The popularity of Maungatautari through tourism has led to a small amount of growth in the village, we need to look at providing B&Bs and tourist facilities like information centres, cafes and gift shops.

## What we're proposing

We think there's enough room within existing zoned land to provide for future growth. There are also current provisions in place for tourist accommodation and facilities.

- Development area – now to 2035
- Development area – beyond 2035
- Existing developed area



**GROWTH AREA**

**WHAT'S THE PLAN?**

P1	6 hectares for large lot residential development, enough room to provide 15 new houses.
P2	7 hectares of large lot residential development, enough room to provide 17 new houses.
P3	5 hectares of large lot residential development, enough room to provide 12 new houses.

# Rukuhia

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By 2050  
Rukuhia will be  
home to  
approximately  
240 people



That's an  
increase in  
population by  
140



To cater for this  
growth we need  
35 hectares  
of residential land



And we need  
another 60  
houses

## Where we're going

Plans are under way by Hamilton City Council to develop Peacocke Road and house around 20,000 people, as a result Rukuhia will grow closer to Hamilton. The Southern Links roading network will provide separation between Hamilton City and Rukuhia village, it will also remove the majority of traffic from Ohaupo Road running through Rukuhia which will no longer be a State Highway. With the State Highway removed, we can develop on both sides of Ohaupo Road.

## What we're proposing

We're proposing five growth cells to provide for new housing. All sections will be around 2,500m<sup>2</sup> to keep the rural village character.

- Development area – now to 2035
- Development area – beyond 2035
- Existing developed area



**GROWTH AREA**

**WHAT'S THE PLAN?**

R1	12 hectares for large lot residential development, enough room to provide 36 new houses.
R2	3.6 hectares of large lot residential development, enough room to provide 11 new houses.
R3	6 hectares of large lot residential development, enough room to provide 18 new houses.
R4	7 hectare of large lot residential development, enough room to provide 21 new houses.
R5	5 hectares of large lot residential development, enough room to provide 15 new houses.

# Te Miro

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By 2050  
Te Miro will be  
home to  
approximately  
185 people



That's an  
increase in  
population by  
85



To cater for this  
growth we need  
20 hectares  
of residential land



And we need  
another 35  
houses

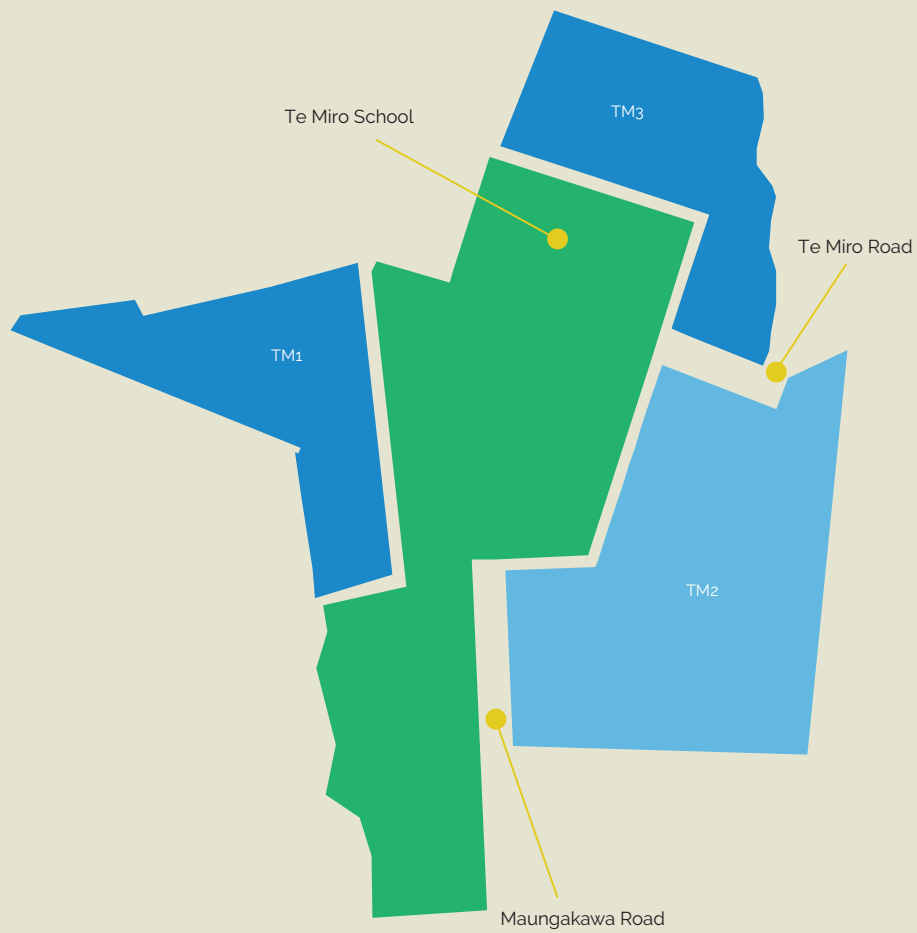
## Where we're going

We want to develop Te Miro with the school as the focal point of the village. This means future growth will be near the school, making a compact and community based village.

## What we're proposing

Development in Te Miro is split into three growth cells all close to each other. Like other rural villages we're proposing two – three houses per hectare, offering large lifestyle properties.

- Development area – now to 2035
- Development area – beyond 2035
- Existing developed area



**GROWTH AREA**

**WHAT'S THE PLAN?**

TM1	5 hectares for large lot residential development, enough room to provide 12 new houses.
TM2	10 hectares of large lot residential development, enough room to provide 25 new houses.
TM3	5 hectares of large lot residential development, enough room to provide 12 new houses.

# Te Pahu

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By 2050  
Te Pahu will be  
home to  
approximately  
185 people



That's an  
increase in  
population by  
140



To cater for this  
growth we need  
35 hectares  
of residential land



And we need  
another 60  
houses

## Where we're going

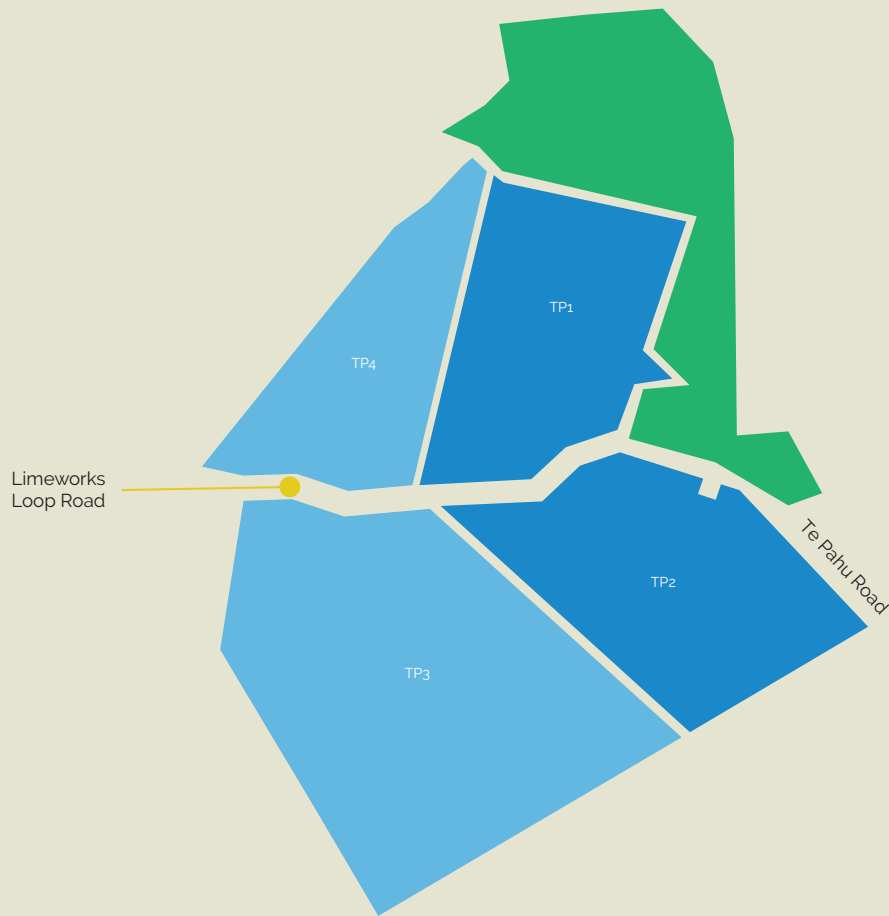
Small development areas near local facilities like the school and community hall will keep the character of this rural town intact.

## What we're proposing

We're looking at two growth areas before 2050 and two after, all located near the village rather than scattered throughout Te Pahu. All areas will have approximately two houses per hectare – that's section sizes of around 5,000m<sup>2</sup>.



- Development area – now to 2035
- Development area – beyond 2035
- Existing developed area



**GROWTH AREA**

**WHAT'S THE PLAN?**

TP1	7 hectares for large lot residential development, enough room to provide 14 new houses.
TP2	8 hectares of large lot residential development, enough room to provide 16 new houses.
TP3	14 hectares of large lot residential development, enough room to provide 28 new houses.
TP4	5 hectares of large lot residential development, enough room to provide 10 new houses.

# Pirongia

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By 2050  
Pirongia will be  
home to  
approximately  
1,960 people



That's an  
increase in  
population by  
480



To cater for this  
growth we need  
70 hectares  
of residential land



And we need  
another 230  
houses

## Where we're going

Pirongia Village is bordered by the Waipa River to the west and south, the gully and stream to the north and the town belt to east. All growth is currently located within this village boundary.

## What we're proposing

There's enough land within the current village boundary to provide for future residential growth, so we're not proposing any new growth areas.

But, there is a need for some additional retail space before 2050, the plan is for this to be located across from the existing retail area on State Highway 39. This will create a link and access point to the Waipa River.



The existing town boundary provides for future growth up to 2050.



Have your say at

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