WAIPA 2050

Value our Past - Champion our Future

Waipa District Growth Strategy

Waipa DISTRICT COUNCIL

Beca

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Waipa DISTRICT COUNCIL

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TE WHAKAKOTAHITANGA O TE IWI O WAIPĀ KIA ANGA WHAKAMUA, KIA HAPĀI I TE TAIAO

UNITING THE PEOPLE OF WAIPĀ FOR PROGRESS WHILE SUSTAINING THE ENVIRONMENT

The vision statement emphasises the importance that the strategy places on the people of Waipa (both present and future generations), working together to sustain the environment and maintain our Home of Champions. It is consistent with the district vision of – Waipa the Home of Champions – a great place to live, work and play. By 2050, an additional 27,000 people are anticipated to be calling Waipa District home.

Waipa 2050 aims to ensure that our District remains a great place to live, work, and play well into the future. It will provide a clear framework outlining what it is we aspire to have in the area, where additional population and employment is to be provided for and when and how this is expected to be done. Underpinning all this is the desire to ensure that, in planning for and managing growth, the character that distinguishes Waipa from elsewhere remains and is enhanced.

Importantly, in 2050, Waipa will remain the Home of Champions.

AS PEOPLE OF WAIPA

- We are proud to live in the Waipa District, we participate in artistic, recreation and cultural activities and we work together to plan for the future;
- Our district is economically secure and provides opportunities for employment and growth;
- We value and protect our unique landscapes and healthy natural environment, while managing growth;
- We have healthy and active lifestyles, with access to a range of health, educational and recreational facilities and services. Housing is affordable and we feel safe; and
- We acknowledge and embrace our cultural heritage and the role it has played in characterising our past and shaping our future.

These themes along with the need to consider environmental issues such as climate change articulate key outcomes that as a community we want for our District.

It is important that when developing a strategy to guide growth management in the District for the next 40 plus years that we continue to refer back to these aspirations and ask ourselves are the policies, activities or actions being considered consistent with the community outcomes we have said we want for ourselves.

Further on in this Strategy we outline the context and process within which Waipa 2050 has been developed. We also highlight the anticipated future development patterns for the District and the actions to be taken to plan for and accommodate these. Essentially the strategy is driven by what we, the people of the District desire Waipa to be like in 2050.

To this end, the characteristics that will contribute towards achieving the stated community outcomes are outlined within the table below. Specific characteristics and outcomes related to tāngata whenua are included in Section 2. These statements identify the anticipated characteristics of land use in the District in 2050 and actions to be taken now to plan and provide for these to be achieved.

The Waipa District Growth Strategy will support our vision of Waipa as the Home of Champions – setting the framework for us to create an environment which is a great place to live, work and play. It will do this by:

- **Valuing what makes Waipa a special place and identifying actions or activities to protect and enhance these.**
- **Providing a policy framework which will guide, and where appropriate, encourage future growth in our district.**
- **Defining the pattern for future growth of settlements in the district (as opposed to growth locations being directed predominantly by the market)**
- **Providing certainty to the community and the market about what we want in our district, the level of amenity and where living, working and playing opportunities are to be provided for.**
- **Informing Council's infrastructure planning processes, to help to maximise the efficient timing and scale of infrastructure provision.**

The vision will be implemented through a range of strategies and plans identified in the following tables and Section 7 of the Strategy.

OUR VISIONS – BY 2050 …	CURRENT RISKS & CONSTRAINTS	HOW WILL WE GET THERE?
Urban Living is characterised by · Higher residential density in appropriate locations i.e. such as close to the central part of towns, potentially in combination with mixed use development into existing residential areas. On average, medium density housing occurs in the two main urban areas of Cambridge and Te Awamutu (12-15 dwellings per ha on a gross basis across all new developments). · Greater redevelopment of existing urban areas, with this occurring under the guidance of Town Concept Plans and Structure Plans for new Greenfield areas. · Urban growth in locations identified within Waipa 2050, with zone changes generally following the staged approach envisaged within that document. · Development which has occurred in accordance with good urban design principles consistent with the Urban Design Protocol to which the Waipa District Council is a signatory and in accordance with the visions and Town Concept Plans established for the urban environments. · Residential development at Pirongia Village remaining within the existing defined town boundaries and at densities characteristic of the existing village. · Residential development within the District's other villages (i.e. Ohaupo, Ngahinapouri, etc) occuring in a planned manner and at densities reflective of the existing character and the unserviced nature of these villages. · Appropriate housing (both in terms of volume and range of services) for the elderly being provided in close proximity to essential services for this sector of the community.	· Little redevelopment of urban areas (due, in part, to both market demand and statutory controls). · New Greenfield developments typically of 8 - 10 dwellings per hectare. · No urban design guidelines in place. · More redevelopment occurring in rural areas. · Private plan changes driving the planning of the District to a certain degree. · The proportion of the districts elderly population (over 65) is expected to double over the next 50 years, with current housing stock not able to meet the future demand.	· Strong policy direction in the Regional Policy Statement. · District Plan provisions which direct and control urban development to locations within 'planned' areas. · District Plan provisions which consider housing needs of a changing population including the range of services and housing types appropriate for an ageing population. · Investigating incentives for reduced development impact fees for redevelopment in existing areas. · Providing a framework for new urban growth areas as part of Waipa 2050. · Development of Town Concept Plans for each of Cambridge, Te Awamutu & Kihikihi, Ohaupo and Pirongia together with urban design guidelines for development within these areas. · Consideration of the need for design criteria for the rural villages. · Promotion of conservation measures (i.e. grey water tanks) in the design of new dwellings through statutory (code of practice) and non statutory (general awareness) measures. · Staged provision of zoned land and associated infrastructure (road, water, wastewater, reserves) to accommodate growth and the use of structure planning / town concept plans to provide the framework for new growth cells.

OUR VISIONS – BY 2050 …	CURRENT RISKS & CONSTRAINTS	HOW WILL WE GET THERE?
Rural Living is characterised by · Nodal rural lifestyle development within defined locations. · Rural residential land having been planned for as part of the existing rural villages. · A distinctly 'rural' amenity, reflecting the fact the rural area is a 'working' area that underpins local, regional and national economic performance. · Limiting rural residential development to circumstances where significant biodiversity / environmental gains can be made. · Limited service provision to rural residential living (i.e. limited streetlighting and footpaths).	· Little control over the location of rural subdivision. · Reverse sensitivity issues arising from residential living occurring in rural areas.	· Identification of defined locations for rural residential development particularly around existing rural villages. · Identification of situations where rural living could provide opportunities for protecting the natural environment (i.e. through the retirement of agricultural use that may have a greater impact on the receiving environment or through the use of transferable development rights). · Identification in the District Plan of situations / locations where rural living is not suitable. · Recognition (e.g. in the District Plan) that maintenance of the rural environment is imperative and that 'rural lifestyle' development throughout this area impacts on the ability of this area to be used efficiently. · Promotion of conservation measures in the design of new dwellings through statutory (i.e. code of practice) and non statutory (general awareness) measures. · Development of management plans for peat lake areas as a means of identifying areas suitable for rural living in the vicinity of these areas.

OUR VISIONS – BY 2050 …	CURRENT RISKS & CONSTRAINTS	HOW WILL WE GET THERE?
Working in Waipa means · The majority of employment is in the primary sector, with manufacturing and retail also important. · Increased levels of employment in the service sector as the population increases. · The primary sector has retained its predominance overall. However, employment growth areas have also been strong in property, business services, retail trade, manufacturing and construction sectors. · Reduced reliance on Hamilton City for employment. · Tertiary education growth occurs at Te Wananga o Aotearoa in Te Awamutu with this site being the centre of this institution. · Increased education needs for pre-school, primary and secondary schooling in the main centres of Cambridge and Te Awamutu based on the increase in populations of these areas. · “Value-add” industries have been established and the clustering of these is emerging around transport nodes (road, rail, air).	· High levels of dependence on Hamilton as a place of employment. · Increasing demand for industrial and commercial activities with little available zoned land (particularly in Cambridge).	· Provision for appropriately zoned land to enable employment opportunities to develop. · Creating a level of certainty through Waipa 2050 as to the location and timing of new employment areas. · Development of an Economic Development and Promotions Strategy.

OUR VISIONS – BY 2050 …	CURRENT RISKS & CONSTRAINTS	HOW WILL WE GET THERE?
Travelling in Waipa is characterised by · Reduced car dependence and promotion of active transport modes such as cycling and walking. · Development of key arterial networks, specifically the Cambridge Bypass, Te Awamutu bypass, Southern Links, and strengthened connections between Cambridge and Te Awamutu. · Potential for passenger rail with the capacity for this retained. · Improved level of bus service between main urban centres and Hamilton; Park and Ride at Cambridge and Te Awamutu connecting to frequent commuter bus services.	· There is limited provision for passenger transport. · Key arterials and bypasses have not progressed, with the exception of the Cambridge Bypass and Southern Links.	· Providing opportunities for alternative forms of transport through the appropriate location of new growth areas (both Greenfield and infill) and the provision of guidelines for development within these areas which factor in accommodating public transport and routes / linkages for passive forms of travel. · Providing certainty to those organisations responsible for bus, rail and state highway networks as to the location and level of growth expected within the District so that the appropriate levels of infrastructure can be provided for in a proactive manner. · Through a close working relationship with government transport agencies. · Promotion of alternative forms of travel (i.e. walking, cycling, car pooling, buses, etc) at the local level in co-ordination with other local authorities, regional council and central government. · Transport Strategy in place and being implemented.

OUR VISIONS – BY 2050 …	CURRENT RISKS & CONSTRAINTS	HOW WILL WE GET THERE?
Hard Infrastructure provision includes · Reticulated water networks to the urban settlements of Cambridge, Karapiro, Te Awamutu, Pirongia Village, Kihikihi and Ohaupo being maintained and the security of supply to rural areas being enhanced. · Improved water quality meeting drinking water standards. · A District wide 3 waters (Water supply, Wastewater, Stormwater) strategy which provides for the efficient and effective provision of these networks across the District. · Two Wastewater Treatment Plants – one each in Cambridge and Te Awamutu which provide the capacity of the areas they serve with discharges effectively treated to comply with consent requirements. · The potential for sub-regional provision of services where it is economical to do so. · District wide management of onsite low impact stormwater systems such as ponds and swales. · Improved stormwater discharge quality meeting consent requirements. · Secure power supply in the District. · The continued operation of the significant national assets in the District i.e. National Grid and Waikato Hydro System. · Ready access to broad band facilities in the District. · More efficient use of energy in the District. · Existing rail corridors are protected (with the exception of the corridor from Hautapu into Cambridge).	· Water loss and water demand are high (both above the national average). · Recent growth has occurred at the extremities of the reticulation networks. · The large distance between water supplies restricts the ability to economically interconnect the supplies. · There is no 3 waters strategy in place. · The Cambridge WWTP has limited capacity. · Cost of ongoing monitoring and compliance of consents. · No design standards or practices in place with no NZ standards for onsite stormwater system. · The current power supply to Te Awamutu has a level of risk associated with it as it is reliant on a single line to Te Awamutu.	· Providing certainty around the location and sequencing of new growth areas will enable the provision of hard infrastructure to be efficiently and effectively planned for. · Council's Long Term Council Community Plan will identify (and budget) for major infrastructure works needed to accommodate the anticipated growth (at anticipated locations in accordance with defined staging patterns). · Opportunities for out of staging development will be discouraged through strong policy direction. · Development of a 3 Waters Strategy. · A revised Code of Practice with a focus on green engineering and water conservation measures. · Actively promoting improved broad band access in the District. · Reviewing the District Plan provisions such that they do not unduly restrict the continued operation of the existing nationally significant infrastructural assets in the District. · Working with Waipa Networks to improve security of power supply to Te Awamutu. · Mechanisms for promoting increased security of power supply in the District will be investigated through the Environmental Strategy. · Investigate mechanisms for protecting existing rail corridors (with the exception of the corridor from Hautapu into Cambridge) through the District Plan Review.

OUR VISIONS – BY 2050 …	CURRENT RISKS & CONSTRAINTS	HOW WILL WE GET THERE?
Soft (community) infrastructure provision includes · Continued accessibility to schools, both within the urban and rural areas, with new schools to be planned for and accommodated where required to support growth. · Continued reliance on Hamilton as a major health care provider with specialist facilities, with community based health provision catered for within Cambridge and Te Awamutu. · Community halls continuing to be located in small rural communities and towns. · Ecological corridors forming an integral part of the conservation/reserve network. · Community reserves upgraded or provided to meet anticipated user needs/ demands · Mystery Creek, Karapiro and the Kihikihi Domain being event sites which service the region and which have become more widely utilised and recognised internationally for the significant events they host. · Increased influence of the tertiary sector (Te Wānanga o Aotearoa). · Cultural Heritage sites being identified and sustainably managed (refer Tāngata Whenua section). · Pools and active areas have been increased to accommodate the increased population.	· Rural residential development near events sites pose issues for the ongoing ability for those to operate with minimal impact. · Ecological corridors have minimal protection.	· Providing certainty around the location and sequencing of new growth areas will enable the provision of soft infrastructure such as reserves, community facilities, schools, health care facilities, etc to be efficiently and effectively planned for by those organisations responsible for these services. · Through a close relationship with those organisations responsible for community based infrastructure. · Identification of ecological corridors and use of the district plan (e.g. transferable development rights) and other incentives to promote preservation and enhancement of these areas. · New community reserves or upgraded ones provided by residential development (through reserve contributions). · Identification and protection of heritage sites as a means of promoting sustainable management and enjoyment of these sites. · Through a close working relationship with Tāngata Whenua (refer to Tāngata Whenua section). · Protection of major events sites and the ability to operate sustainably on these sites through controls in the District Plan.

OUR VISIONS – BY 2050 …	CURRENT RISKS & CONSTRAINTS	HOW WILL WE GET THERE?
Rural Land Management, Biodiversity and Soil Protection means · Protection of prime agricultural land and aggregates and other natural resources or features are given importance and these areas are protected from all inappropriate developments. · Biodiversity corridors are identified, established and enhanced, for example, linkages between Maungatautari and other ecologically sensitive areas. · The Peat Lakes between Te Awamutu and Hamilton are susceptible to degradation from incompatible landuse practices. Buffers around Peat lakes have been established to protect these lakes from inappropriate development and landuse practices. · Rural land practices have improved, particularly in relation to riparian margin management and discharges from land to water and the sustainable management of peat land for agricultural purposes.	· Private plan changes and rural residential subdivisions are reducing the availability of prime agricultural land and access to aggregate and mineral resources. · Ecological corridors have minimal protection. · Agricultural activities continue to occur in close proximity to peat lakes and waterways.	· Strong policy direction and tightened subdivision controls around protecting elite soils and access to aggregate and mineral resources and defining the locations within our rural environment where development can and cannot occur (primarily through the District Plan). · Development of an Environment Strategy which will outline the District's strategic response to the protection and, where appropriate, enhancement of the urban and rural environment. · Development of an inventory of approved landuses in areas where it is deemed necessary (i.e. within sensitive receiving environments). · Use of rural residential transferable development rights and other mechanisms in appropriate locations to provide for preservation and enhancement of nature areas/ features. · Strong policy direction in the Regional Policy Statement with regards to protecting the district's biodiversity. · Work with Environment Waikato and the Department of Conservation to promote and support improvements in rural land use practices and with Tāngata Whenua as part of the co-management of the rivers. · Establishment of defined biodiversity corridors in statutory documents and the appropriate management of those corridors. · Investigate the role of the District Plan to encourage better land use practices eg forestry on steep land. · Work with Environment Waikato and the aggregate industry to identify key areas with mineral resource potential. A balance will be required between development around existing villages and the protection of the sand resource.

2 TĀNGATA WHENUA PERSPECTIVES

2.1 BACKGROUND

The role of tāngata whenua[1] is an important one in successfully managing the district's growth in a sustainable manner. This importance is reflected in the history of Waipa and the unique relationship that tāngata whenua have with their whenua, awa, moana, maunga, taiao katoa; the land, waterways, ocean, mountains, wider environment and other people in the area as well as the aspirations that tāngata whenua have for the future. The significance of this relationship is reflected in the Te Tiriti o Waitangi (Treaty of Waitangi) and key pieces of legislation such as the Local Government Act and the Resource Management Act. As such tāngata whenua are recognised as partners in this project. Part of the development of the project involved confirmation of the engagement and participation process for tāngata whenua.

Tāngata whenua expressed a number of key themes, outcomes and actions. Not all of the elements relate to growth management and it is proposed that they be considered in a Memorandum of Understanding (MOU) between Council and Tāngata Whenua Groups, other Council plans and documents such as the review of the District Plan and the yet to be developed Environment Strategy.

2.2 INDIGENOUS COMMUNITY / TĀNGATA WHENUA COMMUNITY / TĀNGATA WHENUA

The place of indigenous people within the wider community, particularly in their traditional homelands, is an issue of global significance as shown by the United Nation's Human Rights Council adoption of the U.N. Draft Declaration on the Rights of Indigenous Peoples in 2006. In Aotearoa New Zealand, Te Tiriti o Waitangi obligations between the Crown and hapū continue to guide the manner in which tāngata whenua, regional and district councils, and other government agencies exercise their roles and responsibilities.

The outcomes from the settlement of grievances from breaches of Te Tiriti, coupled with ongoing capability and capacity building initiatives at individual, whānau, marae, hapū and iwi level, will further influence the part that tāngata whenua play in the district's growth. This will also be impacted by an expectation that tāngata whenua will continue to strengthen reo/language retention and use along with a desire to be able to choose to live, work and play within the context of tikanga/traditional practices.

2.3 KEY THEMES FOR GROWTH MANAGEMENT

Key themes identified by Tāngata Whenua are:

- Ongoing capacity and capability building of tāngata whenua, supported by the settlement of outstanding claims regarding breaches of Te Tiriti o Waitangi, and an increasing population that identifies as Māori/tāngata whenua, means that tāngata whenua consider they will be a leading economic influence in Waipā by 2050.
- This will lead to strengthened, restructured or new tāngata whenua social, political, environmental and economic structures that influence and impact the district. This is particularly so for organisations, such as Iwi authorities, that have been duly mandated by their constituent marae, hapū and/or iwi, have negotiated and settled claims on behalf of their constituents/beneficiaries and are charged with the governance and management of post-settlement assets and resources on behalf of their beneficiaries. For example, at the time of the development of the Growth Strategy Iwi authorities such as Waikato-Tainui had already demonstrated significant successes in this area and will continue to have a growing influence over the economic, social, cultural and environmental well-being of the district
- The place of the district in the national and international community must be optimised and whilst acting locally, tāngata whenua support thinking globally. Branding the district nationally and internationally will enable the district to capitalise on its various strengths.
- The opportunity to acknowledge, protect and enhance the biodiversity and cultural aspects of the district is a critical issue.
- Tāngata whenua support the development of a sustainable transport infrastructure that considers best use of road, rail, air, water, cycle, horse, pedestrian, public and private transport modes.
- Similarly a sustainable community infrastructure, including the ongoing servicing and maintenance of such infrastructure is supported. This includes residential, hospitals, schools, sports facilities, event hosting, recreation, parks and reserves, and general community amenities, etc.
- It is noted that access to or the incorporation of sustainable transport and community infrastructure is a measure of a successful papakāinga[2]
- It is expected that any action steps and outcomes will have appropriate monitoring and evaluation measures in place to assess for ongoing relevance of outcomes, action steps and processes.

2.4 TE TIRITI O WAITANGI

Te Tiriti o Waitangi partnership obligations between the Crown and hapū will continue to guide the manner in which tāngata whenua, regional and district councils, and other government agencies exercise their roles and responsibilities. This is an underpinning relationship principle between tāngata whenua of Waipā District and the Waipā District Council.

[1] In the Waipā 2050 strategy 'tāngata whenua' means 'Māori and their whānau, marae, hapū and iwi that whakapapa, or have genealogical connections, back to the land by virtue of first or primary occupation of the land by ancestor(s) through a variety of mechanisms such as maintaining ahi kā roa (long term occupation) or conquest.'

[2] For the purpose of the Waipā 2050 Strategy, 'papakāinga' means tāngata whenua communities, places where tāngata whenua live primarily clustered around marae and other places of significance. In Waipa 2050, 'papakāinga' also means contemporary or ancient marae sites with or without accompanying residences or buildings. The extent of individual papakāinga should be determined in consultation with tāngata whenua and is not necessarily confined to multiple owned Māori land. The definition may also extend to include taura here communities who establish modern/urban 'papakāinga'.

The relationship and context for Te Tiriti has been reflected in the engagement and participation of tāngata whenua in the development of the Waipā 2050 Strategy. This relationship and context will be further reflected in the Waipā 2050 strategy implementation.

The Treaty Settlement process and consequential implementation (for example, the incorporation of integrated river management plans for the Waikato, Waipā & Puniu Rivers and the implementation of the Vision and Strategy for the Waikato River) are likely to impact and influence a wide range of aspirations.

Clarifying roles and responsibilities under Te Tiriti o Waitangi, its articles and principles is an important step for Council and tāngata whenua.

2.5 CORE VALUES, WĀHI TAPU AND WĀHI WHAKAHIRAHIRA

The visions and values that tāngata whenua hold are closely aligned with those identified within the vision tables in section 1 and generally sit broadly across many of those aspects covered, be it our living environment, the economy, the way we travel or how our infrastructure is provided or managed.

Core values of tāngata whenua include:

- The unique relationship that tāngata whenua have with their whenua, awa, moana, maunga, taiao katoa: the land, waterways, ocean, mountains, wider environment and other people in the area. This encompasses a physical, mental, emotional, spiritual and metaphysical relationship that may be unique to the tikanga (practices) and kawa (guiding principles) of each marae, hapū or iwi. The practice of kaitiakitanga[3] is but one way that tāngata whenua give effect to this relationship:
- The health and wellbeing of wāhi tapu and wāhi whakahirahira being restored and protected.
- The relationship of tāngata whenua and the District's communities with wāhi tapu and wāhi whakahirahira is restored and protected.
- Success in restoring and protecting the health and well being of such sites includes, but is not limited to the retention, revival and use of historical place names; view lines/shafts to wāhi tapu and wāhi whakahirahira; appropriate buffer zones around wāhi tapu, wāhi whakahirahira and papakāinga; the protection of the peat lakes and their surrounds and an increase in biodiversity.

Section 7 identifies the implementation methods for the strategy. A key implementation method will be the requirement for structure plans for each growth cell area. This section outlines the key matters that will need to be considered as part of a structure plan including early engagement with tāngata whenua.

2.6 PAPAKĀINGA

Papakāinga may, by definition, be one of the last places where tāngata whenua can live as tāngata whenua or people of their lands. It is necessary to understand the relationship of tāngata whenua, according to their tikanga and kawa, with their papakāinga including their economic, social, cultural and spiritual relationships. It will also be necessary to allow for the relationship of the wider community with papakāinga including their economic, social, cultural and spiritual relationships.

By 2050 papakāinga will not necessarily be limited to multiple owned Māori Land around a marae complex. It is likely to extend to include communities living in and around marae, wāhi tapu and wāhi whakahirahira on privately owned, general title land. This may also include communities living in other urban or rural residential clusters. Papakāinga are aligned to thoughts around nodal and rural clusters. The access to or inclusion of transport and community infrastructure should be considered a measure of successful papakāinga.

Papakāinga may strengthen and arise from the settlement patterns of taura here[4] who wish to have a place to live, work and play as Māori within the Waipā district.

The demographics of papakāinga will change. For example, it may be that papakāinga populations will become younger with growing opportunities from hapū and iwi economic development encouraging younger people to move back to papakāinga. This will enable tāngata whenua the choice to live, work and play in the environs of papakāinga. This may also encourage the establishment of new papakāinga and marae while putting pressure on the current resources available for papakāinga use. It is important that there is accessibility to papakainga, both existing and proposed and both within the urban and rural areas.

2.7 TĀNGATA WHENUA DOCUMENTS

Waipā 2050 seeks to align with current tāngata whenua documents, such as Iwi Management Plans, and has the flexibility to reasonably consider and align with other core documents that, from time to time, may be developed by Tāngata Whenua Groups. This currently includes documents such as Whakatupuranga Waikato-Tainui 2050, Waikato-Tainui's Environmental Strategy, Waikato River Vision and Strategy, He Mahere Taiao – The Maniapoto Iwi Environmental Management Plan 2007, Raukawa Strategic and Environmental Plans and relevant Acts such as the Waikato Raupatu Settlement Act. Tāngata Whenua documents are recognised as part of the context of the relationship between Council and tāngata whenua and Council will have regard to relevant documents in its planning processes.

[3] In Waipā 2050, 'kaitiakitanga' means the responsibility of Tāngata Whenua to ensure that the mauri, or vital life essence, of their taonga is healthy and strong, in accordance with their tikanga (traditional sustainable management practises); and includes the ethic of stewardship.

[4] In the Waipā 2050 Strategy 'taura here' means Māori individuals and whanau who live within the Future Proof area but are tāngata whenua to other areas.

2.8 PARTNERSHIP, ENGAGEMENT AND PARTICIPATION

Not only is the role of Tāngata Whenua important in establishing a vision for Waipā, it is also important as a means of implementing, monitoring and reviewing that vision and the development and the implementation of Waipā 2050. Participation of, engagement and partnership with tāngata whenua that is sustainable, culturally safe and proactive is paramount throughout the life of the strategy and beyond.

2.9 ACTION STEPS

Tāngata whenua have identified a number of implementation actions. Some of these actions are best directed through the growth strategy while others are best considered through a proposed MOU or a mutually agreed more effective instrument, between Council and tāngata whenua and/or other strategies such as the District Plan. The matters which should be considered within this MOU include:

- Te Tiriti o Waitangi
- Core values, wāhi tapu and wāhi whakahirahira
- Papakāinga
- Tāngata Whenua Documents
- Implementation

3 WAIPA NOW – THE STARTING POINT

3.1 DISTRICT CHALLENGES

A review of the state of the existing environment identified eleven key challenges facing our District that will have implications for how growth should be provided for and managed in the future. These challenges and a summary of the consequential issues / matters to consider (in no particular order) are presented in the table below. The Base Case Report provides a more detailed assessment of these challenges.

Table 1: District Challenges

DISTRICT CHALLENGES	MATTERS TO CONSIDER
An increasing and ageing population and how to best cater for this change.	· Urban form, housing types, housing needs of an ageing population, design, location and affordability.
A need to define Waipa's character and celebrate what makes it special and unique.	· Special elements of Waipa and how these special features can be retained, enhanced and embraced.
Protecting Waipa's land-based economy.	· Manage location and scale of growth to ensure protection of high quality soils and availability of mineral resources and ensure industry and activities that do not need high quality soils are provided for in appropriate locations.
Pressure on Waipa's ecology and environment.	· Opportunities for environmental gains to be made from particular growth scenarios. · Ensure growth does not adversely impact on the natural environment.
Definition of employment type and location in terms of where development should occur.	· Provide employment opportunities within the district to make it more sustainable.
Need to provide 'hard' infrastructure, but what type, where, and how much it will cost.	· Provide certainty around future growth areas so that roading and services can be adequately planned for.
Need to provide community infrastructure (education, health and recreational facilities), but what type, where, and how much it will cost.	· Provide certainty around future growth areas so that community services can be adequately planned for.
Maintain and enhance urban amenity, form and character.	· What characteristics make a place great, how do we sustain these.
Maintain and where necessary protect rural amenity, form and character.	· A balance between agricultural production, other rural purposes and rural landscape values.
Maintain, develop and enhance efficient transport networks.	· Implementation of sustainable transport networks.
Protection and enhancement of Waipa's culture and heritage.	· Retain the special Māori and European features that make the district unique.

3.2 ASSUMPTIONS FOR GROWTH MANAGEMENT

The following assumptions have been made on factors that will influence growth and how it is managed.

Population

- The population will increase with an additional 27,000 residents by 2050.
- The population will be ageing, with a doubling (to 30%) of the number of residents aged over 65 by 2050.

Economy

- Waipa will continue to have a land-based economy and protect its natural resources including soils as well as its landuses e.g. horse studs.
- Commercial demand will increase with population growth.
- No significant areas of additional industrial land are expected to be required (demand for more industrial land is likely to be catered for by growth areas which have already been identified, i.e. Bond Road, Hautapu, Titanium Park).

Transport

- The Airport will continue to develop and add value to the Waipa economy.
- There will be an increased use of rail for freight, for example to/from Te Awamutu via the North Island Main Trunk Railway Line and to/from Cambridge (Hautapu).
- The triangle between Auckland, Hamilton and Tauranga will continue to be and become increasingly important.
- Investment in arterial roading networks has occurred, including bypasses of Hamilton City, Te Awamutu and Cambridge; Southern links to the north of the District; arterial connection improvements between Cambridge and Te Awamutu.
- Inter-regional connections are also defined, particularly connection between Taranaki and Bay of Plenty as it traverses through the District (e.g. south and east of Kihikihi).

Venues and Events

- Ecotourism – for example Mt Pirongia, Lake Karapiro, Mt Maungatautari.
- Heritage and cultural development.
- Sport & Major events – Mystery Creek (including Fieldays, Parachute Music festival and the base for the WRC Rally), Karapiro (including 2010 World Rowing Cup, Maadi Cup, NZ Schools Triathlon Champs), Kihikihi Domain (including Speedway and Equestrian Centre).

Water Environment

- Co-management of the Waikato and Waipa Rivers and their catchments is in place and is an effective management mechanism.
- There will be an increasing need to conserve water and promote and provide for improved water quality in Waipa's lakes, rivers and streams.
- A 3 waters management strategy (water, wastewater, stormwater) will be in place and being implemented. The purpose of the strategy will be to maximise efficient water take and use and increase the quality of discharges.

Community Infrastructure

- Community infrastructure upgrades will be required including halls, active and passive reserves (i.e. both sports fields and open space), schools and medical centres.

4 CONTEXT

This section outlines growth trends and policies that are influencing growth planning and management at an international and regional level to place into context the growth management framework at the District level.

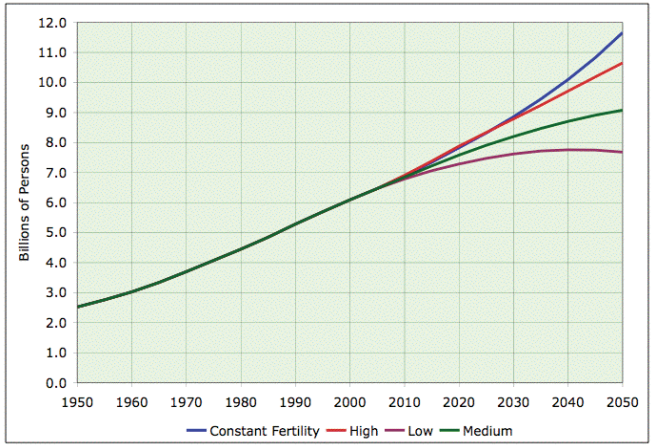
4.1 INTERNATIONAL

The global population is projected to grow from 6.1 billion in 2000 to 8.9 billion by 2050, an increase of almost 50%[5]. Despite predictions of decreasing growth rates, the annual increase in the global population will continue to grow by approximately 57 million per year over that 50 year period. Figure 1 outlines this forecasted global growth.

The attempt to project population growth over the coming four decades may seem to be farfetched to some, however, it is necessary as it allows population change to be put into perspective and guides important planning policy decisions. This is true not only for large scale global population projections but equally small local population increases. Unsurprisingly, global growth predictions correspond to the growth anticipated in the Waipa District between now and 2050.

The effects of population growth must be sustainably managed. Issues such as climate change, loss of biodiversity, worsening water quality, pollution and loss of productive soils have created an awareness of the negative implications of global population growth. Global climate change presents a major environmental challenge, both in seeking to reduce greenhouse gas emissions and in seeking to adapt to the effects of climate change. The effect of these long-term changes can be significant and it is therefore essential that climate change is recognised and factored into any long-term planning scenarios. Planning for existing and future settlement patterns needs to minimise greenhouse gas emissions and adapt to the effects of climate change. Ever increasing urban migration trends are adding to these impacts, with the loss of open space, urban sprawl, and escalating infrastructure costs adding to a degraded environment. A number of these trends are also apparent in the Waipa District.

Figure 1: Estimated World Population Projections



Global population growth and the implications of this have been addressed at a high level through a number of international policy and strategy documents with a focus on sustainability. The 1987 Bruntland Report alerted the world to the urgency of making progress toward economic development that could be sustained without depleting natural resources or harming the environment. Sustainable development was brought to international attention again in 1992 by Agenda 21. Agenda 21 is a blueprint for sustainability in the 21st century, making a commitment to sustainable development. This was signed by many of the world's governments, including New Zealand. These high level initiatives are produced with the aim of guiding growth decisions at the local level.

Notably, in parts of the Western world, initiatives have been introduced which focus on growth related policy development. Liveable Cities is one such initiative which has been introduced to ensure a high quality of life for current and future generations that is not separate from protecting the natural system. Liveable cities and similar growth management movements are based on key principles which can be attributed to any city or town of any size around the world.

Key Principles:

- Mixed land use
- Compact building design
- Housing opportunity and choice
- Variety of transport choice
- Walkable Neighbourhoods
- Distinctive attractive communities with a strong sense of place
- Strengthen existing communities
- Maintaining and enhancing open space, farmland and natural beauty
- Predictable, fair and cost effective decision-making
- Citizen stakeholder participation in development decisions
- Sustainable approach to the provision of infrastructure.

[5] United Nations Department of Economic and Social Affairs/Population Division, 2004.

4.2 REGIONAL

The population of the greater Waikato Region (as defined by the political boundaries of Waikato Regional Council) has increased by 7% since 2001, with a 2006 census population of approximately 380,000 people, making up 9.5% of the national population. The region has a number of strategic nationally and regionally important activities which are recognised for the benefits they contribute to the community. Key characteristics of the region include:

ECONOMIC

- Dairy & Equine Industries
- International Airport and related services
- Transport and Warehousing
- National Fieldays
- Agricultural Research Centres

SOCIAL

- Tertiary Education – Te Wananga O Aotearoa, Waikato University
- Waikato Hospital

Cultural

- Waikato River
- Land Wars
- First Landing of the Tainui Waka

Environmental

- Waitomo Caves
- Pirongia & Maungatautari Forest Parks
- Lake Taupo
- Coastlines, Rivers (Waipa, Waikato) & Peat Lakes

The previous table lists just some of the many unique attributes found within the Waikato Region. This area has a diverse landscape spreading from the coast to inland mountains. Although management of the region is split into 12 Council areas, it remains crucial to take into account the broader picture when determining growth strategies and policies and the Regional Policy Statement is intended to provide that link. The Waipa 2050 strategy has taken account of the importance of the social, cultural, economic and environmental aspects of the whole region while focusing on the district itself.

4.3 HAMILTON SUB-REGION

Future Proof, a combined growth strategy project between five councils (Hamilton City, Waikato, Waipa and Matamata-Piako District's and Environment Waikato) establishes a strategic plan for land use, infrastructure and roading to plan and provide for the future needs of the sub region. The NZ Transport Agency is also involved as a major partner, recognising the importance of coordinating transportation planning with that of land use. The vision for the sub-region is:

In 2060 the sub region:

- Has a diverse and vibrant metropolitan centre which is strongly tied to distinctive, thriving towns and rural communities.
- Is the place of choice for those looking for opportunities to live, work, invest and visit.
- Is the place where natural environments, landscapes and heritage are protected and a healthy Waikato River is at the heart of the region's identity
- Has productive partnerships within its communities, including Tāngata Whenua.
- Has affordable and sustainable infrastructure.
- Has sustainable resource use.

The sub-regional growth strategy is guiding the development of growth strategies for Waikato District, Waipa District and Hamilton City. It will also assist Environment Waikato in the development of their Regional Policy Statement and the NZ Transport Agency in the preparation of 5 and 10 year strategic plan for transport projects.

Underpinning Future Proof are a number of guiding principles which have been allocated to a range of strategic themes. These are intended to contribute to the effective management of growth. The strategic themes of Future Proof and commentary on how Waipa 2050 is consistent with these themes are provided in the table below.

Table 2: Future Proof Key Themes

FUTURE PROOF KEY THEMES	WAIPA 2050 RESPONSE
Effective Governance, Leadership, Integration and Implementation	The District's Growth Strategy will be implemented through a number of statutory and non statutory documents ensuring effective integration and implementation. The strategy has evolved through a process involving the community, key stakeholders, Tāngata Whenua and interest groups and will continue to evolve through a regular review process.
Diverse and Vibrant Metropolitan Centre linked to Thriving Town and Rural Communities and Place of Choice – Live, Work, Invest and Visit	This growth strategy looks to manage growth so that it is directed predominantly towards the District's existing towns and villages. Identification of suitable areas for commercial and industrial growth has also been provided within these areas to provide greater opportunity to thrive and develop in a more sustainable (and less reliant) manner.
Protection of Natural Environments, Landscapes and Heritage and a Healthy Waikato River	For the Waikato River and its environs co-management will be a key mechanism to achieve this outcome. Buffer areas and appropriate setbacks along the River margins will be considered through the District Plan process, and biodiversity corridors will incorporate the Waikato River, Waipa River, Puniu River and principal tributaries. Changing rural land use practices will aim to improve water quality. Collaborative and joint initiatives will be necessary to achieve this. Management Plans will be developed and changes in landuse in sensitive catchments will be controlled. Development in the rural environment will be primarily limited to those circumstances where a significant gain can be made to the natural environment.
Productive Partnerships	Waipa 2050 recognises the values, principles, aspirations, role, responsibility and place of Tāngata Whenua within the district. Section 2 outlines this in greater detail.
Affordable and Sustainable Infrastructure	Infrastructure and associated costs have been a factor considered in developing the preferred growth areas for Cambridge and Te Awamutu. Existing and known future infrastructure and transport corridors have been considered in the identification of new growth areas also.
Sustainable Resource Use	New development areas identified through Waipa 2050 have had consideration to known hazard areas and mineral locations (particularly sand). Waipa 2050 also looks to promote a low energy, low carbon sustainable environment.

4.4 WAIPA DISTRICT

By 2050 an additional 27,000 people are anticipated to be calling Waipa District home. Whilst much of this growth is likely to be gradual, the District is expected to grow at a rate above that of the national average, reinforcing what we already know that the District is an attractive place to live. But what does make, and will make the District attractive? A number of reasons are outlined below:

Waipa has iconic landscapes with volcanic mountains, lakes, rivers, rolling farmland, and domed peat lands, all with a rich cultural heritage, which combines to make an attractive place for people to live and work and for tourism.

Waipa is in close proximity to Hamilton which provides people in Waipa with a wide range of employment opportunities.

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 moving towards being more self-sustaining towns.

The local economy provides employment; primarily in the agriculture sector 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 services and personal services.

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.

Tourism is a growing industry nationally: the most important tourist attractions in Waipa include horse breeding and training, agricultural field days, rowing and, more recently, Maungatautari Ecological Island as an eco-tourism destination.

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 in the northern part of the District, south of Hamilton City.

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 may be encouraged where appropriate around peat lakes and riparian margins.

So we know that growth will occur within the District. We know that growth management is being undertaken on a number of levels and that there are a range of tools available for the implementation of growth management measures. Figure 2 below outlines the relationship between Waipa 2050 and those other tools and influences on growth management.

Figure 2: Waipa 2050 - Growth Management Framework

NATIONAL

Resource Management Act 1991

Local Government Amendment Act 2002

Land Transport Management Act 2003

REGIONAL

Waikato River Vision and Strategy

Prepared by the Waikato River Guardians Establishment Committee to identify, amongst other things, key principles for land use planning within the Waikato River catchment, including principles for taking, for using and discharging water to the Waikato River.

Future Proof

This strategy sets a framework for the planning and management of growth at the sub regional level (Hamilton City; Waipa, Waikato and Matamata-Piako Districts') over the next 50 plus years.

Waikato Regional Policy Statement

The purpose of the RPS is to provide an overview of the resource management issues of the region and the means through which integrated management of the region's natural and physical resources is to be achieved (s.59 RMA 1991). It sets the direction for management of the Waikato region's natural and physical resources over the next ten years – and decisions made on matters like infrastructure for many years beyond.

LOCAL

Waipa District Growth Strategy

This strategy deals with setting the framework for the planning and management of growth in the District over the next 40 plus years.

Town Concept Plans

Provide a more detailed structure of the framework and guidelines for development within Cambridge, Te Awamutu and Kihikihi, Ohaupo and Pirongia and direct any zoning changes required in the Waipa District Plan.

Waipa Environment Strategy

The Environment Strategy is directly related to the environmental wellbeing component of the community outcomes. Its purpose is to identify key principles for sustainability and to provide strategic direction at a district level. The key principles will relate to national directions on matters such as the Biodiversity Strategy, Climate Change, Urban Design Protocol, heritage and waste management.

10 Year Plan

This document describes the District's sustainable development goals, what we are going to do to achieve them, when we are going to do it and how much it is going to cost.

District Plan

The District Plan gives effect to the purpose of the Resource Management Act and identifies significant resource issues and the methods for managing these to ensure that development occurs in a sustainable manner.

Asset Management Plans

These detail Council's desired levels of service for delivery of its core services (water, roading, wastewater etc.). They outline anticipated maintenance and improvement costs over a 10 year period and measures being taken to monitor achievement.

5 WAIPA 2050 PROCESS

5.1 OVERVIEW

The diagram below identifies the process that has been followed in the development of Waipa 2050.

The Base Case (June - August 2008)

Growth Scenarios (September 2008)

Consultation (October 2008)

Growth Scenario Evaluation (November & December 2008)

Draft Growth Strategy (March 2009)

Consultation (April 2009)

Final Growth Strategy (June 2009)

5.2 THE BASE CASE

This phase of the project focused on providing a snapshot of our District as it stood in 2008 in order to identify key issues, constraints and opportunities for growth management in the district.

The Base Case Report was developed from 14 individual profile statements or technical reports covering the following:

- Tourism
- Heritage
- Economy
- Natural Landscape and Character
- Physical Environment
- Social Services
- Urban Growth
- Water
- Wastewater
- Stormwater
- Transportation
- Waste Management and Utilities
- Cultural Heritage
- Strategic Policy

5.3 GROWTH SCENARIO IDENTIFICATION

Following on from the development of the Base Case were the development of different growth scenarios to describe how growth could be managed between now and 2050. These scenarios were based at a high level on the scenarios developed for Future Proof; however the detail was explicitly Waipa. In order to compare the scenarios, each were described in terms of what 2050 would be like under each scenario with regards to: urban living, rural living, employment, travelling, hard infrastructure provision, soft community infrastructure provision and biodiversity & soil protection.

This section summarises the 3 growth scenarios that were identified. Each of these scenarios are detailed within a separate report titled “Waipa 2050 Growth Scenario Descriptions” produced in October 2008.

SCENARIO 1: Business as Usual

This is what the future may look like if we continue to do things much as we do today, reflecting thinking of 10 or even 20 years ago. Much of the residential growth within urban areas is in greenfield locations and typically represents a density of approximately 10 dwellings per hectare. Residential development within rural areas has limited control. As a district, we have a high dependency on cars.

SCENARIO 2: Managed Growth

This is a future based on the current practices that have developed through recent research and planning. We know that things are changing; we are moving to an ageing population; more energy is required and the costs of providing energy are rising; houses are becoming less affordable and people continue to be concerned about the global effects of increased human activity.

Having more compact urban areas, prudent management of rural land resources and efficient public transport are currently seen as major steps towards achieving a sustainable future. The protection of biodiversity and natural resources is also fundamental. This growth option takes a long term view and tries to anticipate what future needs may be, including an increase in the number of households on a smaller land area in locations where higher densities are able to be supported. Growth in urban areas would be specifically directed to certain locations and infrastructural capacities and locations would be planned, staged and funded.

Growth within the rural environment would be directed where appropriate to our rural villages through limiting the ability to develop within the general rural environment and providing additional opportunities within the existing villages.

SCENARIO 3: Consolidated Growth

This scenario imagines greater consolidation within Hamilton City with consequently less people in Waipa District. Under this scenario the Waipa population is anticipated to increase by 20,250 by 2050 (not by 27,000 as for Scenarios 1 and 2) and the majority of the population is accommodated within either Cambridge (Scenario 3A) or Te Awamutu (Scenario 3B).

Residential development within urban areas is at higher densities and a greater level of infill development is occurring.

This scenario asks the question whether we are doing enough. The third scenario (Scenarios 3A and 3B) has a greater emphasis on sustainability, doing more to protect land for productive purposes and ensuring that discrete settlements are protected by green belts (with limited development opportunities).

5.4 CONSULTATION

The scenarios were consulted widely to gather a broad range of perspectives and opinions on them and what they meant for growth management. This consultation included one on one meetings with key stakeholders; public open days in each of Te Awamutu, Cambridge and Pirongia during October 2008; and the opportunity for the public to provide formal feedback. Tāngata Whenua were also engaged through a series of Hui.

5.5 GROWTH SCENARIO EVALUATION

In order to assess the scenarios, evaluation criteria were developed with a focus on key elements or opportunities for promoting, managing or providing for sustainable development in the District and responding to the key issues / challenges for the District.

5.5.1 COMMUNITY WORKSHOP

A community workshop was held on 14 November 2008 with a group of key members of the community. The aim of this workshop was to confirm the scenarios, confirm the evaluation criteria to be used, apply a weighting to the criteria and assess the scenarios using the criteria developed.

See table 3 for a summary of the evaluation criteria used.

In addition to the 3 scenarios identified, input was sought as to whether there were any other scenarios that should be considered. The workshop attendees generally agreed with the 3 scenarios, however representatives did suggest 2 alternatives for consideration, these being:

1 Development of a new town;

2 Greater development of the rural villages.

Table 3: Growth Scenario Assessment Criteria

ASSESSMENT MATTER	DESCRIPTION
Urban	The impact of development location and scale on urban amenity and character
Rural	The impact of development location and scale on rural amenity and character
Working	The affect of the growth scenario on employment rates and location of employment
Travelling	The ability to maintain, enhance or develop efficient multi-modal transport linkages between settlement areas
Hard Infrastructure	The ability of the growth scenario to provide practical and cost effective hard infrastructure
Community Infrastructure	The ability of the growth scenario to provide practical and cost effective community infrastructure
Cultural/Heritage Environment	The opportunity to protect, enhance and restore the cultural and heritage environment
Biodiversity; Soil Protection & Natural Environment	The ability to minimise impact on primary agricultural or mineral soil resources and the natural environment

These two scenarios were not considered further as they were not deemed to be feasible for the following reasons:

- Cost of new infrastructure (to service a new town in a Greenfield location and to significantly develop an existing unserviced village)
- Unlikelihood of the market to choose to significantly grow in the villages due to a desire to retain the existing character.

5.5.2 PUBLIC SUBMISSIONS

From mid October to mid November, feedback was sought from the public on the scenarios identified. In total, 43 submissions were received with a number of these parties also choosing to present their submissions to Council on December 2nd 2008. This feedback tended to support a hybrid of scenarios 2 & 3. Very few people supported the idea of growth being focused in either Cambridge or Te Awamutu. There was also strong feedback from Pirongia residents that Pirongia's growth be managed within the existing well defined village boundary.

5.5.3 GROWTH CELLS

As a means of implementing the preferred growth scenarios to understand where our towns and villages could possibly extend to, possible growth directions were developed for Te Awamutu and Cambridge for the October Community Workshop and also made available for public feedback. Feedback was received from these forums on any fatal flaws, or any additional growth areas that should be considered further. In December 2008 (the feedback received provided a degree of comfort with

understanding a preferred scenario – at least for the purposes of proceeding with a draft strategy. An internal Council staff workshop was held to discuss the growth cells. The purpose of the workshop was to consider:

- Which growth cells should be considered as part of the draft growth strategy
- What the principal land use of the cell would be for
- The sequencing (if applicable) that would apply to each area.

A list of assessment matters used are outlined in the following table:

Table 4: Growth Cell Evaluation Criteria

ASSESSMENT MATTER	CRITERIA
Living/working	**Residential** The desirability of the growth cell from a new market perspective for residential development, i.e. how attractive is the growth cell likely to be for residential development. **Commercial** The desirability of the growth cell from a market perspective for commercial development (offices, retail), i.e. how attractive is the growth cell likely to be for commercial development. **Industrial** The desirability of the growth cell from a market perspective for industrial development, i.e. how attractive is the growth cell likely to be for industrial development.
Connections	The ability of the growth cell to connect with the existing urban fabric and the proximity of the growth cell to key infrastructure (hard and community).
Accessibility	The proximity of the growth cell to key transport connections (existing and future proposed) including arterial road networks, rail corridors and public transport links.
Ability for land to Change	The likelihood of the growth cell being developed based on what is known about the current ownership regimes.
Protection	The ability to protect land from inappropriate development having consideration to the ecological values of the land, the need to protect high quality soils and the need to protect development from land not suitable to intensification.
Affordability	The proximity of the growth cell to key infrastructure (hard and community) and the practicality of being serviced.

5.5.4 EVALUATION CONCLUSION

The outputs from this community workshop, together with the feedback received from the general public and Tāngata Whenua enabled the identification of a preferred growth scenario upon which this growth strategy could be developed. This preferred scenario saw elements from each of the 3 original scenarios being adopted with the preferred scenario generally reflecting the settlement pattern identified in scenario 2 but with the sustainable elements of scenario 3.

The preferred scenario is articulated within section 1 as the District's vision and described further in section 6 in terms of what it means for future development patterns.

6 FUTURE DEVELOPMENT PATTERNS

6.1 OVERVIEW

By 2050 it is anticipated that the District will be home to an additional 27,000 people. Table 5 below provides a breakdown of where in the District this additional population is to be accommodated. Over the next 40 years it is intended that the vast majority of the population will be accommodated within existing urban areas as Council looks to provide for more consolidation and more control of rural subdivision. It is acknowledged that it will take time for this shift to occur. For this reason the table includes an anticipated additional population range in the urban and rural areas. The lower end of the range represents a range of 80/20 for the additional urban vs rural population. The top end of the range represents a range of 90/10 for the additional urban vs rural population. The district wide map (Figure 3) following table 5 represents that graphically. This map also identifies biodiversity corridors and a Waikato River Corridor. A diagram (Figure 4) is also provided adjacent to the district wide map depicting examples of varying densities. In general terms, average housing density for new dwellings within the 2 main towns is expected to be in the 12-15 dwellings per hectare range whilst unserviced areas will be 2-3 dwellings per hectare.

Table 5: Waipa District Population 2006-2050

AREA	APPROXIMATE CURRENT POPULATION (2006 CENSUS)	APPROXIMATE ADDITIONAL POPULATION 2050	TOTAL POPULATION 2050
Cambridge	13,300	11,085 - 12,460	24,385 - 25,760
Te Awamutu and Kihikihi	12,700	8285 - 9,340	20,985 - 22,040
Pirongia	1200	720 - 800	1,920 - 2,000
Ohaupo	420	280 - 320	700 - 740
Ngahinapouri	200	360 - 400	560 - 600
Te Pahu	100	135 - 150	235 - 250
Rukuhia	100	135 - 150	235 - 250
Karapiro	200	445 - 500	645 - 700
Te Miro	100	85 - 100	185 - 200
Pukeatua	50	70 - 80	120 - 130
Rural Area (including rural residential outside of the rural villages but including potential growth at Te Mawhai)	14,630	2,700 - 5,400	17,330 - 20,030
Total	**43,000**	**24,300 - 29,700**	**67,300 - 72,700**

Sections 6.2 – 6.13 describe the anticipated character of the District by 2050, being broken down into the general rural environment and specific descriptions for each town and village. In the maps that follow each town or village, the area shown as the current town boundary represents the extent of growth as at 2009. It does not represent zone boundaries or indicate areas that will be serviced. Individual sequencing and infrastructure tables are also provided for each town and village. These tables outline the growth cells, the staging of the growth cells and the infrastructure requirements to serve those cells identified. Where the infrastructure has been identified within the 2009-2019 LTCCP these and their associated costs have been included. Where they have not been identified within the LTCCP, rough order costs have been attached to these items. Those items not identified may be included in subsequent 3 and 10 yearly reviews of the LTCCP or alternatively developer funded. In addition, the tables identify the likely dates within which the growth cells will be developed. These dates are indicative only and have been based on projected growth rates on an annual basis within the associated town or village. The key aspect to the timing of development relates to the staging and sequencing of the growth cells in relation to each other rather than a date on which the growth cells will be released for development.

Figure 3: District Map

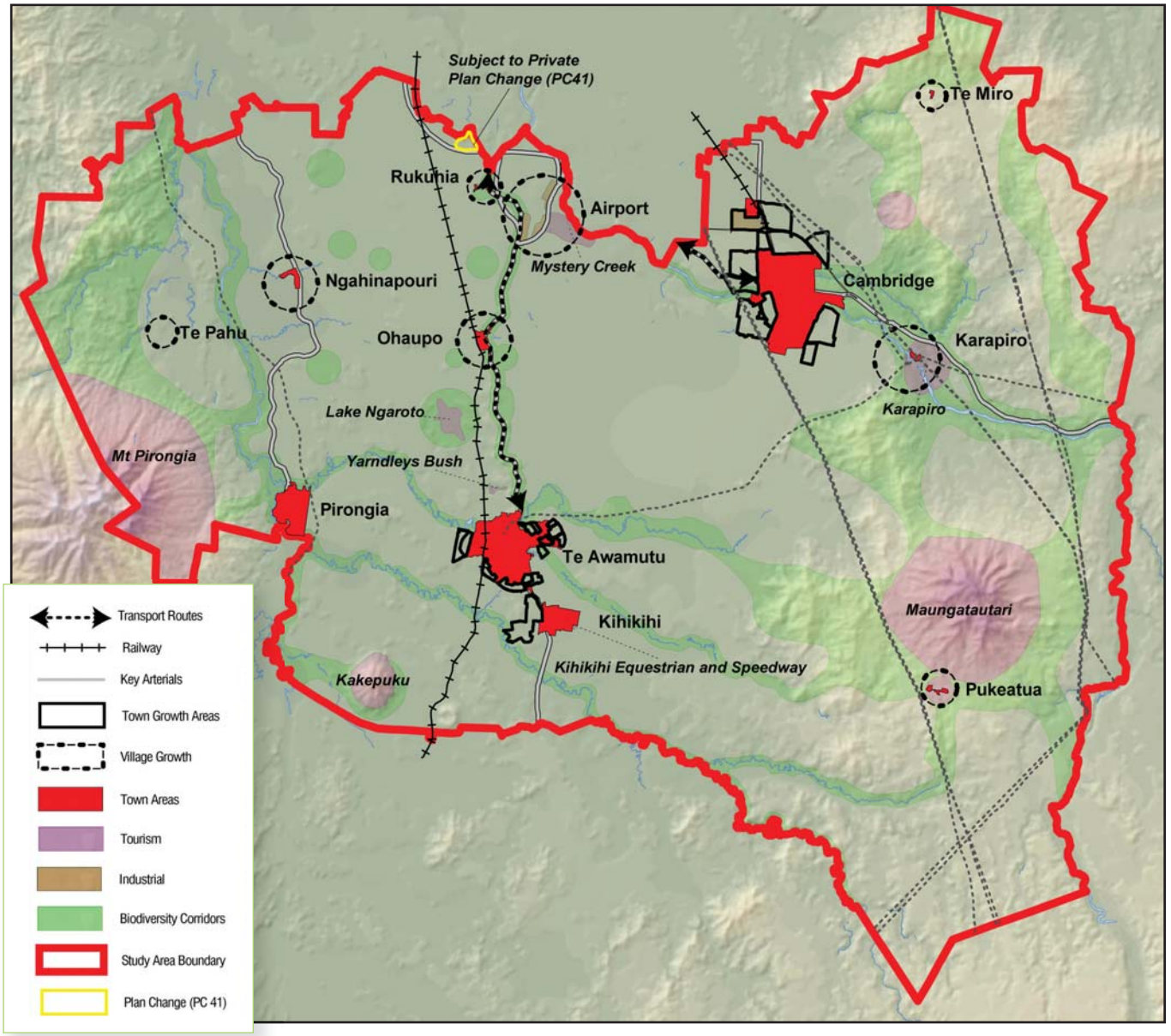
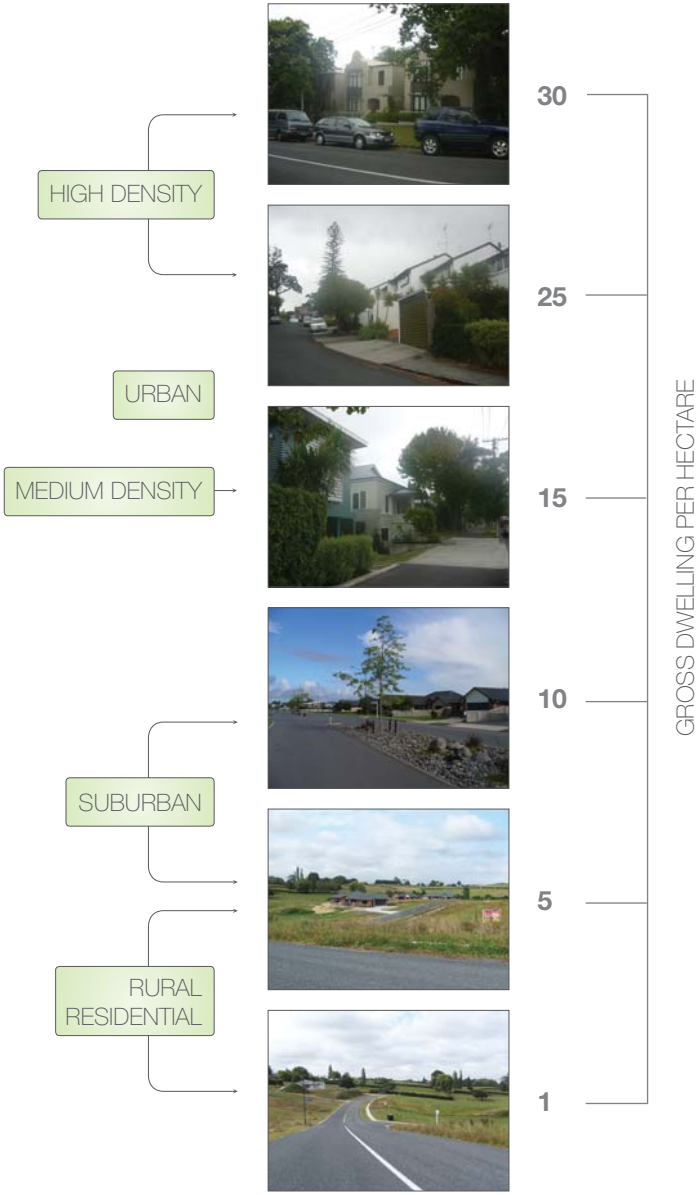


Figure 4: Illustrations of Residential Density Development



6.2 RURAL ENVIRONMENT

6.2.1 VISION

In 2050, the Rural environment remains at the heart of the District's economy and our high quality productive soils are protected. The use of our rural environment has diversified, however, and there are other aspects beyond primary produce that make it a success, including:

- Innovative ideas for locating living environments to protect specific values within our rural environment;
- Preservation of key biodiversity areas and biodiversity corridors; particularly those associated with our volcanic cones and peat lakes;
- Improvement of rural land use practices, particularly in relation to riparian margin management and water quality.

The sections below expand on the key points above to assist with managing growth and development within the rural environment.

6.2.2 LIVING ENVIRONMENT

Living opportunities within the rural environment are provided for those persons required to locate within a rural area due to their association with the land i.e. farm owner and workers dwellings.

For those persons who do not have a direct association with the rural environment but who seek to locate outside of the main urban centres, areas of zoned land for rural residential living are provided within or on the margins of the existing towns and rural villages. This includes the proposed rural residential area adjoining Hamilton to the south as promoted through private plan change 41 (Findlay). The plan change is currently subject to appeals to the Environment Court. This growth cell has an area of approximately 150ha and will provide approximately 140 dwellings. Part of the site is likely to be needed for Southern Links and staging of development will need to take this into account.

The provision of appropriately zoned land within the main urban centres and the rural villages will provide a suitable range of living environments to accommodate 90% of the District's forecasted population increase. There will be a desire from the remainder to locate on 'lifestyle blocks' away from existing settlements and for general rural subdivision in order to provide for greater flexibility for rural land use practices.

There are a number of opportunities for developments in the Te Mawhai area. AgResearch Ltd is converting the Tokanui Agricultural Research Farm into a Dairy Research farm facility and also plans to develop an associated research campus. There is also the potential for further development in conjunction with Mangatoatoa Marae once the settlement process has been completed. In respect of the research facility it will be important that the location of any adjacent development is managed and located carefully to avoid potential reverse sensitivity effects.

In order to provide for living choice throughout the District, it is considered appropriate to provide limited opportunities for such development, provided these developments do not compromise the key principles surrounding what makes the District special. In doing so it is also important that there remains flexibility within which the market can operate to determine the specific locations within the District for such developments. Such locations maybe in the vicinity of peat lakes which, in turn, may provide opportunities to retire inappropriate landuses from the lake margins by securing buffer areas around the lake resulting from development in their vicinity. In these instances, it is recommended that peat lake management plans be prepared to better understand the most appropriate way of managing the lakes (and in order to identify the lakes which would benefit most from this form of development).

Whilst a level of flexibility will be provided where environmental gains can be made, it is anticipated that there will be tighter controls on existing mechanisms for subdividing within the rural environment (i.e. long association lots, surplus house lots, etc). Greater emphasis may be placed on the use of transferable rights particularly for promoting development within the rural villages and as a means of protecting areas of significance within the rural environment. The District Plan review process will include an investigation of mechanisms for the use of transferable rights. This may include the setting aside of land within the rural villages as a deferred zoning with the ability to develop within these areas only able through the transferring of titles from areas of significance.

The District Plan will ultimately provide the criteria within which the ability to subdivide and develop within the rural area will be based. This growth strategy will provide the basis from which those controls will be developed.

The key principles for the management of rural living are:

- Protection of high quality soils for productive use;
- Protection of areas of ecological significance (i.e. peat lakes);
- Protection of outstanding natural landscapes;
- Maintenance and enhancement of rural amenity;
- Avoidance of potential reverse sensitivity issues; and
- Managing urban sprawl.

Rural Residential Living: Forkert Road between Ohaupo and Ngahinapouri.

6.2.3 ECONOMY

By 2050, primary produce and agriculture will remain the main economic source of the District. Pressures from global population increase will only increase the demand for this. As such the retention of large landholdings, primarily for dairy, is protected where possible, whilst suitable opportunities for other viable landuses within the rural environment are provided. The following aspirations for protecting and advancing the rural economy are identified:

1 unless otherwise provided, the rural area is to provide for agricultural pasture based landuses (including the equine industry),

2 sand and aggregate resources throughout the District are mapped and protected from development which would impact on the ability to mine this resource.

3 orchards and horticultural activities (including the selling of these goods on site) are encouraged on existing small landholdings (<10ha) and / or as a buffer between the rural and living environments, with consideration given to potential spray drift issues.

4 rural industry (including farm contractors and the like) are provided for on roads where the level of traffic can be supported and away from existing rural-residential environments.

Maize harvesting

6.2.4 BIODIVERSITY

In 2050 the Waipa District is rich in biodiversity.

This has been achieved through a number of protection and enhancement initiatives. The following aspirations for protecting the District's biodiversity are identified:

1 The District's biodiversity corridors are identified and mapped;

2 The primary areas (the areas which the corridors connect – i.e. the peat lakes and volcanic cones) are set aside and buffers are provided around them.

3 The secondary areas (the corridors themselves) are managed through joint initiatives between landowners and the local councils including the retirement and riparian planting of land adjacent to waterways.

Lake Rotomanuka

6.2.5 TOURISM

The District's agricultural & equine base, cultural heritage, natural landscapes and biodiversity play a key role in both attracting tourists to the region and for retaining those that may otherwise have been passing through the District. The key tourist features within the District are:

- National Fieldays & Mystery Creek Events
- Lake Karapiro & associated sports
- Kihikihi Domain (including Speedway and Equestrian Centre)
- Maungatautari Ecological Reserve
- Peat Lakes & Kahikatea Stands
- Cultural Heritage Sites

The following aspirations for protecting and enhancing the District's tourism are identified:

1 Protection of these areas from development which may impact on the features that attract people to them; whilst

2 Providing for suitable facilities and amenities to support the tourist area.

3 Preparation of an Economic Development and Promotions Strategy.

Lake Karapiro

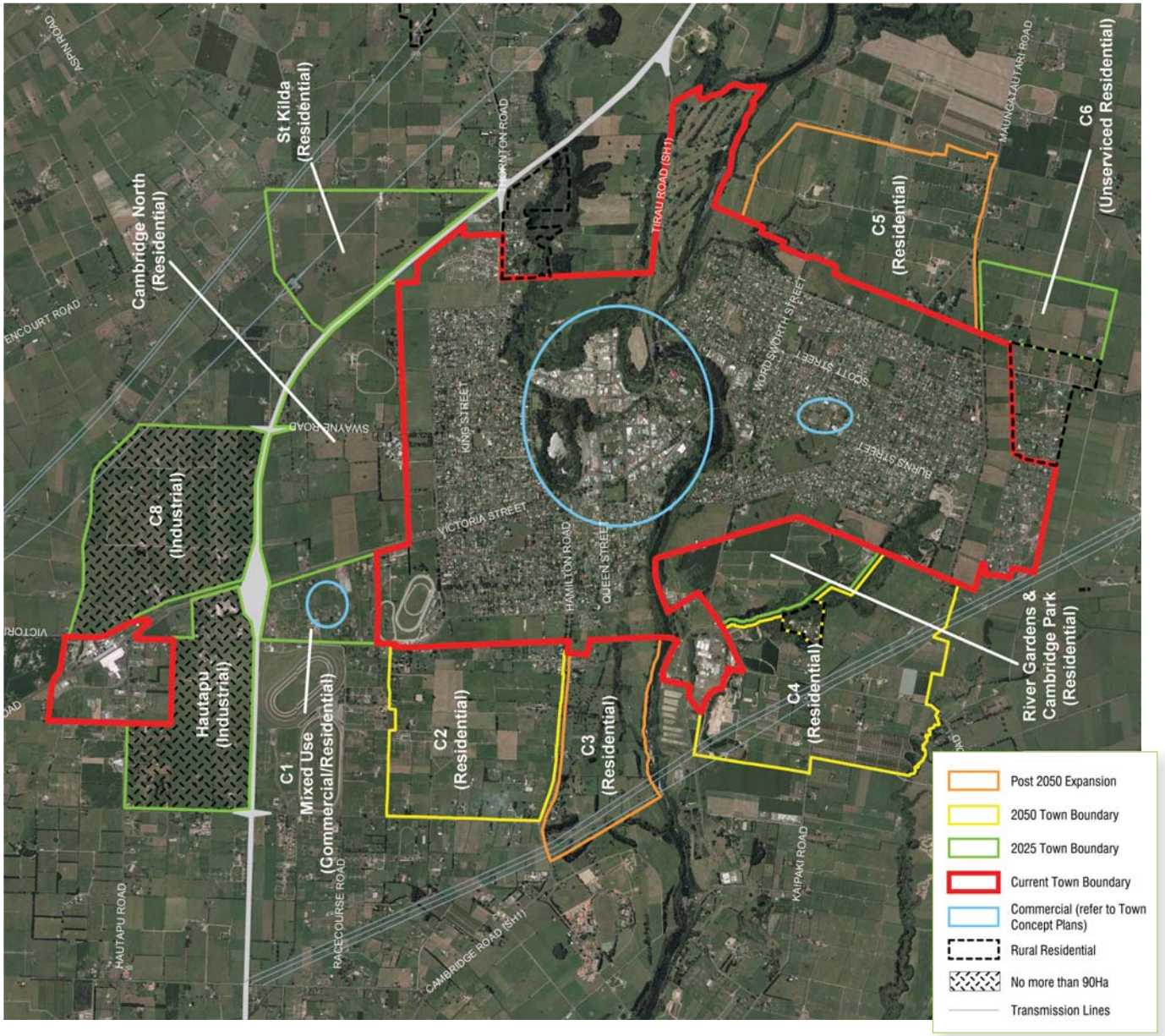
6.3 CAMBRIDGE / HAUTAPU

6.3.1 VISION

By 2050, Cambridge will be home to approximately 25,460 people, an increase in population by approximately 12,460. To cater for this growth approximately 385ha of new residential land, 40ha of industrial land and 27ha of commercial land (including 5ha of retail with the remaining being primarily office space) is required. The importance of the equine industry to Cambridge has also been considered and a well defined location for the clustering of equine activities is envisaged within close proximity to existing facilities to the north-west of the existing township. In addition, the new greenfield growth cells have been located with the ability for the equine industry to continue to locate and contribute to the character of Cambridge in mind. The Cambridge Golf Club remains an important recreational area for the town. Additional on-site activities and facilities are now available at the golf course including some villa accommodation. The anticipated growth of Cambridge has been planned for and now managed in accordance with a defined town concept plan.

Cambridge Town Clock

Figure 5: Cambridge Urban Growth Plan



6.3.2 RESIDENTIAL

An additional 4,615 households are required to match the population projection. This corelates to a rate of approximately 115 households per annum requiring approximately 9.5ha of development land per year. Whilst the two halves of Cambridge (Leamington and Cambridge) are of a similar size and developments are occurring on both halves, it is expected that growth out to 2050 will not be equally spread between these two areas. Instead growth is expected to be more popular on the northern side of the river, and to a degree this should be provided for. The principal reasons for this are:

- proximity to Hamilton;
- proximity to community services (schooling and meeting the needs of an ageing population) and areas of employment;
- proximity to the Cambridge bypass and potential passenger rail facility at Hautapu.

Despite this, Leamington is still expected to grow and initiatives to cater for this, such as improved commercial and community services and the likelihood of a third river crossing will only assist in providing for this. As such a 60/40 ratio for development between Cambridge North and Leamington is considered appropriate as a broad basis for planning new growth areas and the likely timing of these being developed. This results in demand of approximately 6ha per annum for Cambridge North and 3.5ha per annum for Leamington.

Infill Development (within the existing Town boundaries)

Development within the existing town boundaries is currently managed by the minimum lot size requirements of the District Plan. The Town Concept Plan to be developed for Cambridge will give greater consideration to areas within the existing town boundaries which are suitable for redevelopment as well as locations where the existing residential density should be retained (regardless of lot sizes). Essentially the proposed new regime will look to promote intensification provided such development does not impact on the overall character of the township. There are a number of reasons for seeking to promote higher density development where appropriate, notably:

- To provide for a variety of living choices being made available;
- Assist in the regeneration of existing areas;
- Provide greater opportunities for walking and cycling for those residents (being closer to amenities than greenfield developments on the extremities of the urban areas);
- Efficiencies can be gained in servicing infill areas.

There are a number of statutory and non statutory mechanisms available for providing for higher density development within the existing town boundaries. One of these can be in the setting of development contributions that vary on the basis of the nature of the development (i.e. density and location).

Greenfield Development

Whilst higher density infill development is expected in some parts of Cambridge, it is considered prudent to provide for adequate greenfield development areas within which the development market can operate. On this basis, land supply for greenfield development will not be restricted as a means of promoting higher density development within the existing urban areas. However the release of greenfield land will be planned so that development occurs in a co-ordinated manner. There are a number of new growth areas already under development and essentially these provide for the initial Stage 1 development. In 6.3.3 below the proposed staging, the new growth areas to be released for development within these stages, their capacity and the preconditions required in order for new growth areas within the next stage to be developed has been identified. Figure 5 depicts the location of the growth cells.

6.3.3 SEQUENCING AND INFRASTRUCTURE

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	General	-	-	Those infrastructure items identified as being required to service all or parts of the Stage 1 development are identified in this row rather than against any specific growth cell.	**Wastewater**		
					Cambridge WWTP Upgrade	$13.5M	2012-2014
					Water		
					Karapiro WTP Upgrade	$6.5M	2010-2012
					Transport		
					Cambridge Bypass Intersection	$6M (16% Hautapu, 7% Cambridge North, 7% General District)	2012 – 2014
1	Cambridge North	910	This growth cell is zoned for residential development in the Operative District Plan. Ongoing development of the growth cell will be undertaken in response to market demand and as the programmed infrastructure is installed during the period 2009 – 2031.	All infrastructure development has been incorporated into the District Plan subdivision provisions and/or has been progammed for installation in the 2009 – 2019 LTCCP.	-	$16.8M	2009-19
1	Cambridge Park	300	This growth cell is zoned for residential development in the Operative District Plan. Ongoing development of the growth cell will be undertaken in response to market demand and as the programmed infrastructure is installed during the period 2009 – 2024.	Most infrastructure development has been incorporated into the District Plan subdivision provisions and/or has been progammed for installation in the 2009 – 2019 LTCCP. Additional infrastructure required beyond the 2009-2019 LTCCP period is noted.	**Transport**		
					Intersection upgrade (Pope Terrace / Victoria Bridge)	$150K	Not Identified
1	River Gardens	136	This growth cell is zoned for residential development in the Operative District Plan. Ongoing development of the growth cell will be undertaken in response to market demand and as the programmed infrastructure is installed during the period 2009 – 2016.	NA – all infrastructure development has been incorporated into the District Plan subdivision provisions and/or has been progammed for installation in the 2009 – 2019 LTCCP.	-	-	All development completed during 2008-09
1	St Kilda	300	As at the date of the Final Strategy, the statutory process for this Private Plan Change had not concluded. This growth cell has however been included, solely on the basis that the initial Council decision has been to approve it. If it does proceed, the likely timing of development is during the 2011 – 2020 period.	Infrastructure required to service this area will be managed through a development agreement between the developer (Grantchester Farms) and Council. This agreement will outline the infrastructure required, the timing of installation and the responsibility of who funds the infrastructure.	-	-	Not Identified

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	C6	60 ha (300)	This growth cell has been identified as a potentially suitable location for larger lot unserviced residential development. Timing of development will be subject to the ability to service the land with a water supply and an assessment of the suitability of the ground conditions for on site wastewater disposal. Development of this growth cell is expected during the period 2012 – 2027	The majority of the infrastructure required to service this growth cell will be subject to a seperate assessment agreed to between the developer and Council.	**Transport**		
					Shakespeare St / Maungatautari Rd intersection upgrade	$0.5M	Not Identified
1	Hautapu & C8	90ha (Industrial)	The Hautapu growth cell is currently the subject of a structure plan and plan change process, which has yet to be released for public submissions. A structure plan will be required for either and / or both growth cells before development can occur. A combination of both the Hautapu area and C8 has been identified as necessary to satisfy the industrial needs for Cambridge provided that no more than 90 hectares is released such development is likely to occur from 2011 – 2060.	The area is currently unserviced. The structure plan currently being prepared for the Hautapu area provides a detailed analysis of the infrastructure requirements and the costs associated with these. Similar infrastructure for water and wastewater is likely to be required for the C8 growth cell (to be determined as part of a structure plan exercise which will be required for that growth cell), however Stormwater and Transport will be more site specific. That work will assist in the development of a specific development contributions policy for the area. A number of those infrastructure requirements will be undertaken by developers of the land. However there are a number of infrastructure items that are outside the study area and which Council will need to install as part of this development. The majority of these have been	**Water**		
					Cambridge North Trunk Main	$1.8M	2012/13
					Cambridge Reservoir	$1.2M	2009/10
					Cambridge Water Storage Upgrades	$1M	2017/18
					Hautapu Industrial Zone Link	$1.3M	2015/16
					Wastewater		
					Cambridge Sewer Bridge	$1.5M	2011/12
					Transport		
					Hautapu Roading Upgrades	$1.8M	2013
2	General	-	-	Those infrastructure items identified as being required to service all or parts of the Stage 2 developments are identified in this row rather than against any specific growth cell.	**Transport**		
					3rd Bridge - identification and designation of corridor only.	$0.5M	Not Identified
2	C2	160ha (1920)	This growth cell has been identified as the major new growth cell for residential growth on the northern side of the Waikato River (beyond those already consented developments). Development of this area will require: · A traffic solution to be identified (possibly through the greenbelt) · 80% completion of Cambridge North before commencing C2; · Release of 50ha land areas (approximate) as stages (10 yearly parcels) with the stages to be released from southeast to northwest; This land is expected to be developed in stages (as depicted via a structure plan to be prepared prior to development occurring) over the period 2026 – 2056.	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order of costs in 2009 ($) is provided.	**Transport**		
					Collector network to C2	$2M	Not Identified
					Connection to SH1 (after Cambridge bypass)	$1M	Not Identified
					Passenger Transport Node (1 per 50ha)	$200K x 3	Not Identified
					Wastewater		
					Pump stations	$325K	Not Identified
					Main trunk to Cambridge WWTP	$212K	Not Identified
					Rising main from the C2 pump station to the new trunk sewer	$430K	Not Identified
					Water		
					Reticulation main from reservoir to C2	$680K	Not Identified

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
2	C4	210ha (2520)	This growth cell has been identified as the major new growth cell for residential growth on the Leamington side of the river (beyond those already consented developments). Development of this area will require: · Avoiding development underneath the existing Pylons; · A realignment of Lamb Street to connect with the Cambridge – Te Awamutu Road; · 80% completion of Cambridge Park & River Gardens combined before commencing C4. This land is expected to be developed in stages (as depicted via a structure plan to be prepared prior to development occurring) over the period 2022 – 2079.	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order cost in 2009 ($) is provided.	**Transport**		
					Intersection upgrade (Pope Terrace / Victoria Bridge). NB this is likely to have been upgraded as part of Stage 1 development.	$150K	Not Identified
					Intersection upgrade (Kaipaki / Lamb / Cambridge Roads)	$0.5M	Not Identified
					Road upgrade – Kaipaki Rd / Cambridge Rd (0.5km)	$2.5M	Not Identified
					Pedestrian & cycle links (2km)	$300K	Not Identified
					Passenger Transport Node (1 per 50ha)	$200K x 3	Not Identified
					Wastewater		
					Pump stations	$300K	Not Identified
					Trunk main connection to WWTP	$210K	Not Identified
					Rising main from C4 pump station to new trunk sewer	$430K	Not Identified
					Water		
					Reticulation main from the reservoir to C4	$280K	Not Identified
					Directional drilled pipeline crossing under the Waikato River	$1.2M	Not Identified
					Bulk main from Karapiro WTP to storage reservoir	$3.3M	Not Identified
3	General	-	-	There has been no identified infrastructure for Stage 3 growth cells which cannot be directly attributed to a growth cell.	-	-	-
3	C3	30ha (360)	This growth cell has been identified as the next developable area beyond C2, however it is likely that this will not be required until beyond 2050. Development of this area will require: · 80% completion of C2; · Riverbank erosion setbacks applied; · Avoiding development underneath the existing Pylons.	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order cost in 2009 ($) is provided. Water and wastewater infrastructure is considered to be sufficient as a result of C2, which would have factored in the future growth of C3.	**Transport**		
					Greenbelt collector road connection.	$2.5M	Not Identified
					Cycle and Pedestrian links (0.5km)	$75K	Not Identified
3	C5	175 ha (2100)	This growth cell has been identified as the next developable area beyond C4, however it is likely that this will not be required until well beyond 2050. Development of this area will require: · 80% completion of C4 Allowance made along the eastern boundary for an arterial road and 3rd river crossing	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order cost in 2009 ($) is provided. Water and wastewater infrastructure is considered to be sufficient as a result of C4, which would have factored in the future growth of C5.	**Transport**		
					Greenbelt collector road connection.	$2.5M	Not Identified
					Cycle and pedestrian links (1km)	$150K	Not Identified

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6.3.4 RURAL RESIDENTIAL

There is potential for a small extension of the Maungakawa/ Fencourt Road rural residential area which will be investigated at the time of the District Plan review.

6.3.5 INDUSTRY

The Hautapu Industrial Area (approx 87ha net area) and Growth Cell C8 are both considered potentially suitable for Industrial development. The Future Proof Strategy identifies the Hautapu area as a strategic node of approximately 90ha in area. For this reason either one cell or a reduced area in both cells is likely to be developed. There is the potential in this area for the establishment of a road / rail interchange and a rail station with a passenger terminal with associated parking.

6.3.6 COMMERCIAL

There is demand for additional commercial land within Cambridge. Options to provide for this demand include: the existing Town Centre, Leamington and a proposed new growth cell C1. This matter is proposed to be investigated further through the Cambridge Town Concept Plan and the Future Proof Office and Retail Strategy that will be completed by October 2009. These documents will define the capacity of the existing town centre, options for extension of the town centre, suitable sites for redevelopment and the proposed mix of development in C1. Waipa 2050 will be updated to reflect the outcomes of this work as part of a future review.

6.3.7 RECREATION

Waipa's actively maintained reserves provision is 7.2 hectares per 1,000 residents. Additional land will be acquired in specific locations to meet local recreation needs. This will normally be met through the purchase of land or acquired through subdivision. The planning for recreation and community based facilities needs consideration as part of the development of individual Town Concept and / or Structure Plans.

6.4 TE AWAMUTU & KIHIKIHI

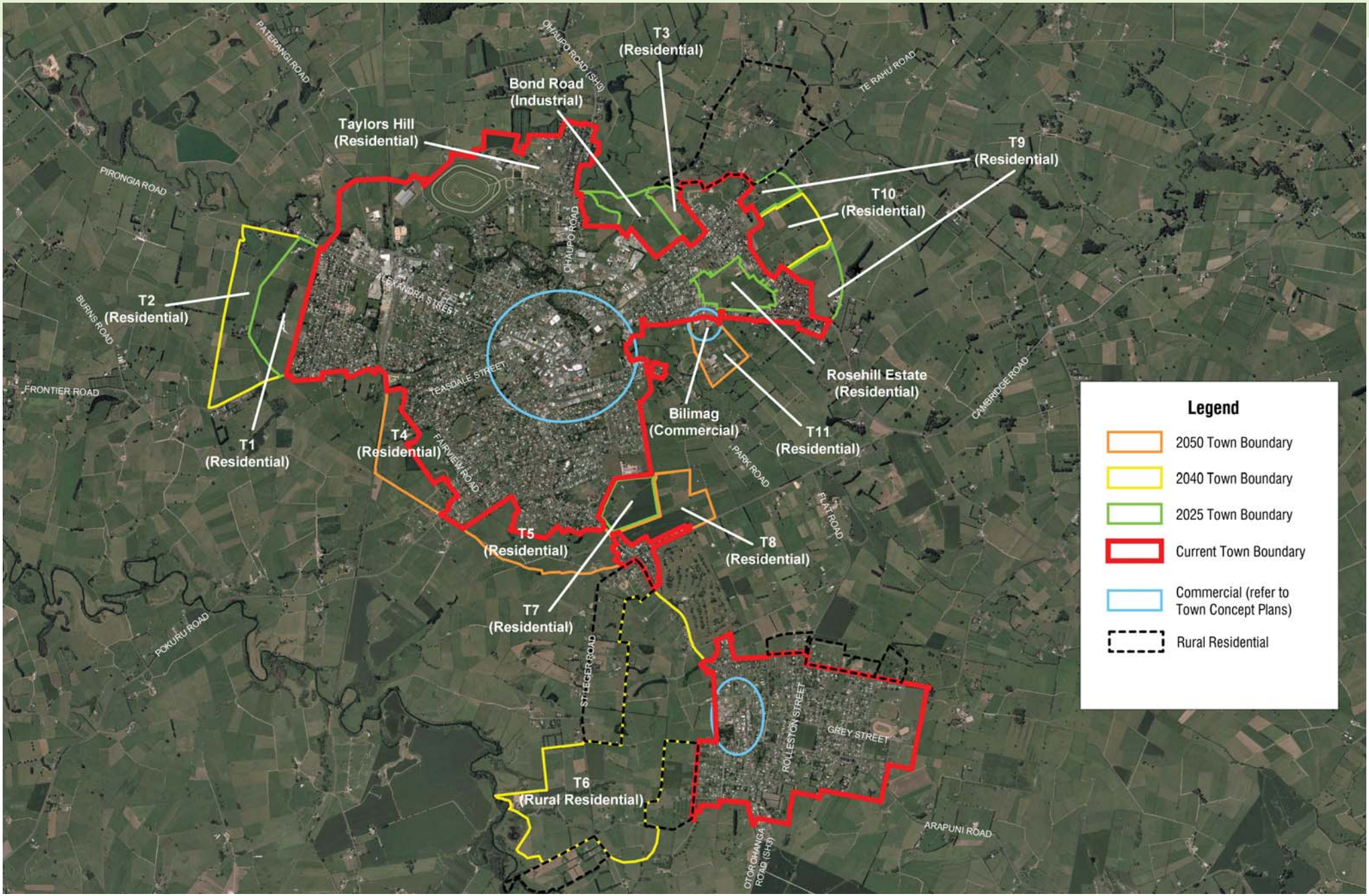
6.4.1 VISION

By 2050, the area encompassing both Te Awamutu and Kihikihi will be home to approximately 22,040 people an increase in population of approximately 9,340.

To cater for this growth approximately 290ha of new residential land, 20ha of industrial land and 16ha of commercial land (including 5ha of retail with the remaining being primarily office space) is required. The importance of the equine industry to Te Awamutu has also been considered and a well defined location for the clustering of equine activities is envisaged in close proximity to existing facilities on Racecourse Road. The anticipated growth has been managed in accordance with a defined town concept plan, which provides for the vast majority of the growth within Te Awamutu. The identity of Kihikhi will be retained with development occurring in accordance with the Te Awamutu and Kihikihi Town Concept Plan. Growth within Kihikihi will be located within the current town boundaries.

Alexandra Street

Figure 6: Te Awamutu and Kihikihi Urban Growth Plan



6.4.2 RESIDENTIAL

An additional 3,459 households are anticipated to be required to meet the expected population growth. This correlates to a rate of approximately 86 households per annum requiring approximately 7ha of new developable land per year.

Infill Development (within the existing Town boundaries)

Development within the existing town boundaries is currently managed by the minimum lot size requirements of the District Plan. The Town Concept Plan to be developed for Te Awamutu and Kihikihi will give greater consideration to higher density development and, in particular, will look at locations within the townships that are suitable for intensified development and locations where no high density should occur. Essentially the proposed new regime will look to promote higher density development and development in general within the existing defined town boundaries **provided** such development does not impact on the overall character of the township. There are a number of reasons for seeking to promote higher density development where appropriate, notably:

- Provide for a variety of living choices being made available;
- Assist in the regeneration of existing areas;
- Provide greater opportunities for walking and cycling for those residents (being closer to amenities than greenfield developments on the extremities of the urban areas);
- Efficiencies can be gained in servicing infill areas.

There are a number of statutory and non statutory mechanisms available for providing for higher density development within the existing town boundaries. One of these can be in the setting of development contributions that vary on the basis of the nature of the development (i.e. density and location).

For the Kihikihi community it is expected that all new development will be by way of development on existing sections due to the limited capacity of the wastewater scheme that is in place for that community.

Greenfield Development

Whilst higher density development is expected, it is considered prudent to provide for adequate greenfield development areas within which the development market can operate. On this basis, land supply for greenfield development will not be restricted as a means of promoting higher density development within existing urban areas, however, the release of land will be planned so that development occurs in a co-ordinated manner. There are some areas already under development (Taylors Hill, Rosehill & Fairview Estates) or in the planning phase (Picquet Hill and parts of T1, T3 and T7) and essentially these provide for the intial Stage 1 development. In 6.4.3 the proposed staging, the new growth areas to be released for development within these stages, their capacity and the triggers required in order for new growth areas within the next stage to be developed has been identified. Figure 6 depicts the location of the new growth cells.

6.4.3 SEQUENCING AND INFRASTRUCTURE TABLES

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	General	–	–	Those infrastructure items identified as being required to service all or parts of the Stage 1 development are identified in this row rather than against any specific growth cell.	**Transport**		
					Te Awamutu town centre parking facilities/upgrade	$0.5M	Not Identified
1	Rosehill Estate, Fairview Estate, Taylors Hill	300	These growth cells are zoned for residential development in the Operative District Plan. Ongoing development of these growth cells will be undertaken in response to market demand and is expected during the 2009 – 2019 period.	NA – all infrastructure development has been incorporated into the District Plan subdivision provisions and/or has been progammed for installation in the 2009 – 2019 LTCCP.	-	-	-
1	T9 (Picquet Hill – Stage 1)	17ha (170)	This growth cell is subject to a plan change and structure plan which is under appeal. This will need to be resolved in order for the development to proceed. The stage 1 area is expected to be developed in the 2010 – 2020 period.	NA – all infrastructure development has been progammed for installation in the 2009 – 2019 LTCCP. This has been noted in the following columns.	**Wastewater**		
					Upgrades identified in Plan Change	$1.7M	2010 - 2014
					Water		
					Upgrades identified in Plan Change	$2.2M	2010 - 2014
1	Bond Road	19ha Industrial	This growth cell is subject to a plan change and structure plan which has not yet been decided upon. This will need to be resolved in order for the development to proceed. Subject to that matter being resolved it is considered that uptake of the land will be during 2011 – 2050.	NA – all infrastructure development has been progammed for installation in the 2009 – 2019 LTCCP. This has been noted in the following columns.	**Transport**		
					SH3 Intersection Upgrades with Benson & Bond Roads	$370K	2010/11 – 2014/15
					Contribution to SH3 upgrade	$1.4M	2018/19
					Water		
					Capacity upgrades	$950K	2009/10-2011/12
					Wastewater		
					Pumpstation and capacity upgrades	$770K	2009/10-2011/12
					Stormwater		
					Stormwater Management	$390K	2011/12-2012/13
1	T3	10ha (120)	Upon completion of infrastructure required to service the Bond Road industrial and Picquet Hill Growth Cells. This area is expected to be developed within the 2012 – 2019 period.	Infrastructure to service this growth cell will be developed in conjunction with the services required to service the Bond Road industrial and Picquet Hill Growth Cells	-	-	-

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	T7	18ha (180)	The following matters will be required to be completed / addressed prior to development occurring: · Development directly onto SH3 shall not be provided and there shall be an access through to Swarbrick Drive. · Modelling of the water and wastewater network to consider the capacity within the existing infrastructure to service this initial area. Development of this area is expected between 2012 and 2024. Development within this growth cell could potentially be the location for a second power supply into Te Awamutu.	Infrastructure to service this area has not been provided nor identified within the 10 year period covered by the LTCCP.	-	-	-
1	T1	35ha (420)	This growth cell has been identified as the first stage of the major new growth cell for residential growth in Te Awamutu (beyond those already consented or being consented developments). Development of this area will specifically require: · Modelling of the water and wastewater network to consider the capacity within the existing infrastructure to service this initial area. Uptake of this area is expected over the period 2012 - 2036.	This growth cell was initially considered as part of an overall growth area which included T2. A number of upgrades were identified as being required to service that overall area with these noted in the following columns. T1 is now being identified as a possible stage 1 development. As such not all of these infrastructure upgrades may be deemed to be required (i.e. some could be deferred until T2 is released). This will need to be considered at the time of assessing any plan change for T1.	**Transport**		
					Frontier Road (1.5km) upgrade and realignment	$4M	Not Identified
					Wastewater		
					Pump Station	$220K	Not Identified
					Trunk main to Te Awamutu WWTP	$352K	Not Identified
					Rising main from pump station to the new trunk main	$250K	Not Identified
					Water		
					Reticulation main to this growth cell	$266K	Not Identified
					New treated water reservoir (2300m3)	$2.2M	Not Identified
2	General	-	-	Those infrastructure items identified as being required to service all or parts of the Stage 2 developments are identified in this row rather than against any specific growth cell.	**Transport**		
					Te Awamutu Park and Ride/ Station facility	$1.5M	Not Identified
					Wastewater		
					Upgrade to the Te Awamutu WWTP	$7M	Not Identified
2	T10 (Picquet Hill – Stage 2)	20ha (200)	This growth cell is subject to a plan change and structure plan which is under appeal. This will need to be resolved in order for the development to proceed. The stage 2 area is identified as a deferred residential area under that plan change and is expected to be developed following the stage 1 area (T9) over the period 2020 – 2030.	-	-	-	-

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
2	T2	50ha (600)	This growth cell has been identified as stage 2 of the major new growth cell for residential growth in Te Awamutu. Development of this area will require: · 80% completion of growth cell T1. · Realignment of Frontier Road between the growth cell and the urban boundary; · New water source and intake to be identified. Uptake of this area is expected over the period 2030 – 2050.	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order cost in 2009 ($) is provided. Some of these may have already been provided at the time of the stage 1 development (T1) in this area.	**Transport**		
					Frontier Road (1.5km) upgrade and realignment	$4M	Not Identified
					Wastewater		
					Pump Station	$220K	Not Identified
					Trunk main to Te Awamutu the WWTP	$352K	Not Identified
					Rising main from pump station to the new trunk main	$250K	Not Identified
					Water		
					Reticulation main to the growth cell	$266K	Not Identified
					New treated water reservoir (2300m3)	$2.2M	Not Identified
2	T6	180ha (540)	This growth cell has been identified as a location for non serviced (water only) rural residential development providing an alternative form of living choice to other greenfield developments in Te Awamutu. Development of this growth cell is expected over the period 2012– 2039 and will be subject to a concept plan / structure plan that identifies how more intensive development could occur in the future if required. The following matters will be required to be completed / addressed prior to development occurring: · 80% completion of the existing St Leger Road rural residential area; · A traffic solution for access to the State highway.	This area is not intended to be serviced with a reticulated wastewater network. The proximity to reticulated water does enable water connections to be viable however. None of the required infrastructure has been identified in the LTCCP, however the upgrades required have been identified with rough order costs as follows.	**Transport**		
					Intersection upgrade at Golf Road/Western Arterial/SH3 – realignment of St Leger Road to Western arterial tie in	$1.5M	Not Identified
					Certainty about / designation of alignment for Te Awamutu /Kihikihi bypass	$0.5M (fees)	Not Identified
					Water		
					Reticulation main to T6	$212K	Not Identified

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
3	General	-	-	There has been no identified infrastructure for Stage 3 growth cells which cannot be directly attributed to a growth cell.	-	-	-
3	T5	40ha (480)	This growth cell is considered the next developable area beyond T2 and is expected to be developed beyond 2045. The following matters will be required to be completed / addressed prior to development occurring: · The western arterial will form the southern boundary; · Appropriate location to connect to the existing roading network to be determined; · 80% completion of T2 required before commencing T5. Development within this growth cell could potentially be the location for a second power supply into Te Awamutu.	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order cost in 2009 ($) is provided.	**Transport**		
					New road connection	$2.5M	Not Identified
					Pedestrian link to schools (0.5km)	$75K	Not Identified
					Wastewater		
					Trunk main from T5 connection point to the Te Awamutu WWTP	$350K	Not Identified
					Pump Stations	$200K	Not Identified
					Rising main from pump station to the T5/T7 connection point	$81K	Not Identified
					Water		
					Reticulation main from T5 to T7	$330K	Not Identified
3	T4	30ha (360)	This growth cell is considered the next developable area beyond T5 and is expected to be developed beyond 2050. The following matters will be required to be completed / addressed prior to development occurring: · Appropriate location to connect to the existing roading network to be determined; · 80% completion of T5 before commencing T4. Development within this growth cell could potentially be the location for a second power supply into Te Awamutu.	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order cost in 2009 ($) is provided.	**Transport**		
					New road connections	$1.2M	Not Identified
					Wastewater		
					Pump stations	$180K	Not Identified
					Rising main from T4 pump station to T2 rising main	$90K	Not Identified

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
3	T8	18ha (180)	The following matters will be required to be completed / addressed prior to the development of growth cell T8 occurring: · Development directly onto SH3 shall not be provided and there shall be an access through to Swarbrick Drive via T7 · A flood hazard assessment will be required outlining the suitability of the land for development. The funding source for this study needs to be clarified as Council has not identified any budget to carry out this work · 80% completion of stage 2 areas required before T8 commences · Development of this area is expected between 2040 and 2050. Development within this growth cell could potentially be the location for a second power supply into Te Awamutu.	Infrastructure to service this area has not been provided nor identified within the 10 year period covered by the LTCCP.	-	-	-
3	T11	10ha (120)	The following matters will be required to be completed / addressed prior to the development of growth cell T11 occurring: · A flood hazard assessment will be required outlining the suitability of the land for development. The funding source for this study needs to be clarified as Council has not identified any budget to carry out this work · 80% completion of Stage 2 areas required before T11 commences. Development of this area is expected between 2040 and 2050.	-	-	-	-

6.4.4 RURAL RESIDENTIAL

Specific provision for Rural Residential is identified within growth cell T6. This location is considered suitable for this land use as it expands on the existing rural residential area on St Leger Road and provides for urban growth between Te Awamutu and Kihikihi where other land use practices may otherwise not be appropriate.

6.4.5 INDUSTRY

Industrial land at Te Awamutu is currently provided for at Bond Road and Paterangi Road (and around the Dairy Factory). In order to provide for the necessary 20ha of additional industrial land, the following is recommended.

- Release of approximately 19ha of additional land at Bond Road (plan change currently progressing for this)
- Extension of the Paterangi Road industrial area toward the refuse centre.

No new growth areas for industry are considered to be necessary beyond these two areas, however, it is important that additional non-industrial growth areas have consideration to the locations of Industry so that the potential for reverse sensitivity effects can be minimised.

6.4.6 COMMERCIAL

An additional 16ha of commerical land (office and retail) has been identified as being required within Te Awamutu to service the needs of the town out to 2050.

The 'Bilimag' retail based commercial area has been planned for Cambridge Road and has now progressed through the Court process. This will cater for the majority of the additional retail floor space required (and will cater for the current shortfall in retail floor space within the town), whilst opportunities for further development on land already zoned for commercial activities within and surrounding the town centre (within the general zone) will provide for sufficient opportunities for the remaining required commercial land. Development in these areas may, however, require the displacement of existing activites to alternative locations and will likely require more intensive commercial developments than those which have previously been developed. Mixed use development will assist in achieving this. Areas suitable for such activities (high density commercial and mixed use developments) should be outlined within the town concept plan prepared for the town.

Subject to the above, no additional commercial land areas are anticipated to be needed.

6.4.7 RECREATION

Waipa's actively maintained reserves provision is 7.2 hectares per 1,000 residents. Additional land will be acquired in specific locations to meet local recreation needs. This will normally be met through the purchase of land or acquired through subdivision.

The planning for recreation and community based facilities needs consideration as part of the development of individual Town Concept and / or Structure Plans.

6.5 PIRONGIA

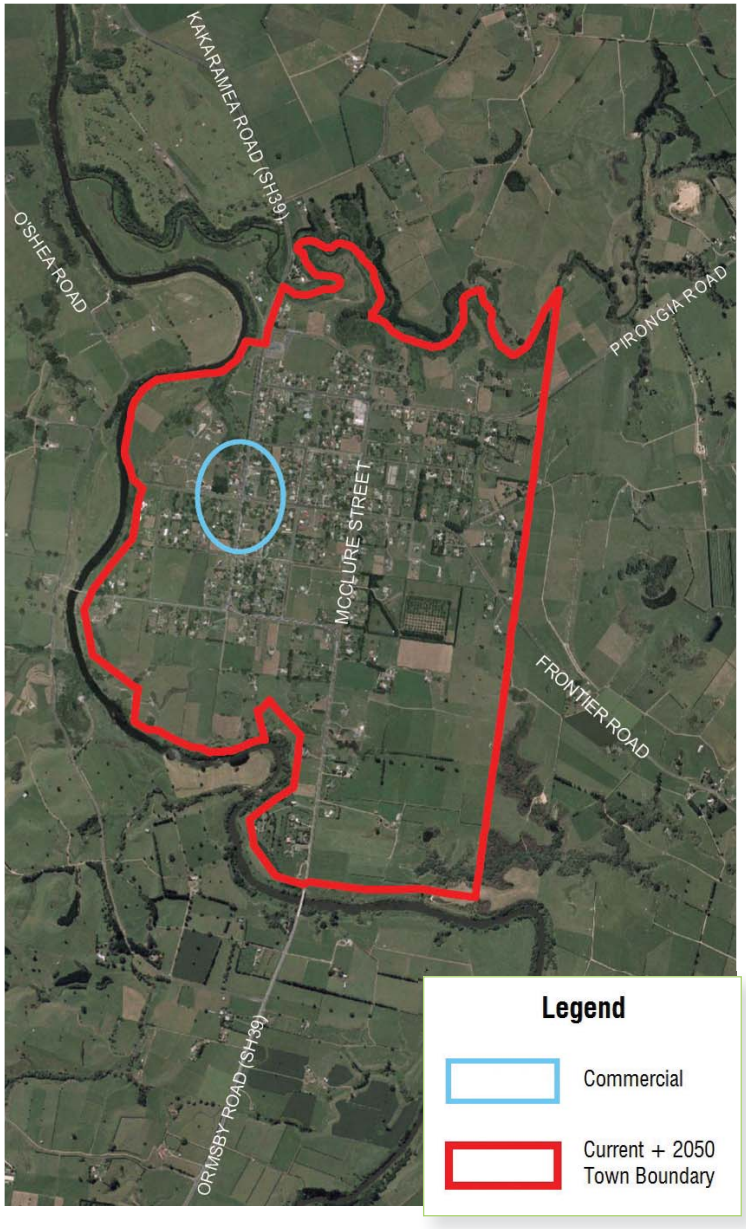
6.5.1 VISION

By 2050, Pirongia will be home to approximately 2,000 people an increase in population by approximately 800. The well defined town boundaries, created by the Waipa River to the west and south, the gully and stream to the north and the town belt to the east remain as the urban limits to the village. As such, all new growth is located within these boundaries and depicted on Figure 7.

The village remains unserviced with regards to sewage and stormwater and has a metered water supply. Lot sizes are no less than 2,000m^2 in order to provide for the onsite sewage disposal and stormwater management requirements whilst retaining the low density character of the village. There are controls on the maximum size of allotments to ensure efficiencies in the use of the land and to enable the scarce land resource within the defined urban boundaries to be developed to its potential.

The commercial area is located along State Highway 39, including an additional area to meet demand, and there is greater focus and ability to access the Waipa River from this location. New commercial development will be primarily for local purposes with commercial development also happening in association with tourism and increased demands from visitors. Industry within the village is avoided, however, cottage related (home based) industry is encouraged in a manner which retains the character and amenity of a village settting.

Figure 7: Pirongia Urban Growth Plan



6.5.2 RESIDENTIAL

A specific Pirongia Residential Zone is established on the provision that lot sizes are a minimum of 2000m² with this area located solely within the existing urban boundaries. The zone will require either a maximum lot size to also be imposed or a structure plan be prepared to identify how further development can occur, thus ensuring that the scarce land resource is developed to its potential.

6.5.3 INDUSTRY

No specific industrial zone is to be provided, however the provision of cottage industries is to be considered within the town boundary provided these can be undertaken in a manner which retains the character and amenity of a village setting.

6.5.4 COMMERCIAL

There is a need for approximately 5000m² of additional commercial/retail space within Pirongia by 2050. There is an existing commercial area and it is considered appropriate that this future space is located adjacent to that area, potentially on the western side of the State highway to provide opportunities to create improved town linkages to the Waipa River.

6.5.5 RECREATION

The existing reserves provide adequate space for active and passive recreation. The locations of these however are not in close proximity to development in the southeast of the village. As such it is recommended that an area for passive recreation be provided in this general location with this to be considered through the Pirongia Town Concept Plan.

Pirongia Village Centre

6.5.6 SEQUENCING & INFRASTRUCTURE

It is considered that there is no need to provide for the staging of growth areas within Pirongia.

All growth in Pirongia has been identified as being within the current town boundaries. The village will remain unserviced in regards to wastewater and will have a metered water supply. No Transport Infrastructure has been identified for Pirongia.

Water Infrastructure

- Raw water source and treatment is included within the infrastructure requirements identified for Te Awamutu.
- A new storage reservoir will be required.
- The existing bulk mains are considered to have sufficient capacity and additional reticulation mains will be supplied by developers of new growth areas.

6.6 AIRPORT / MYSTERY CREEK

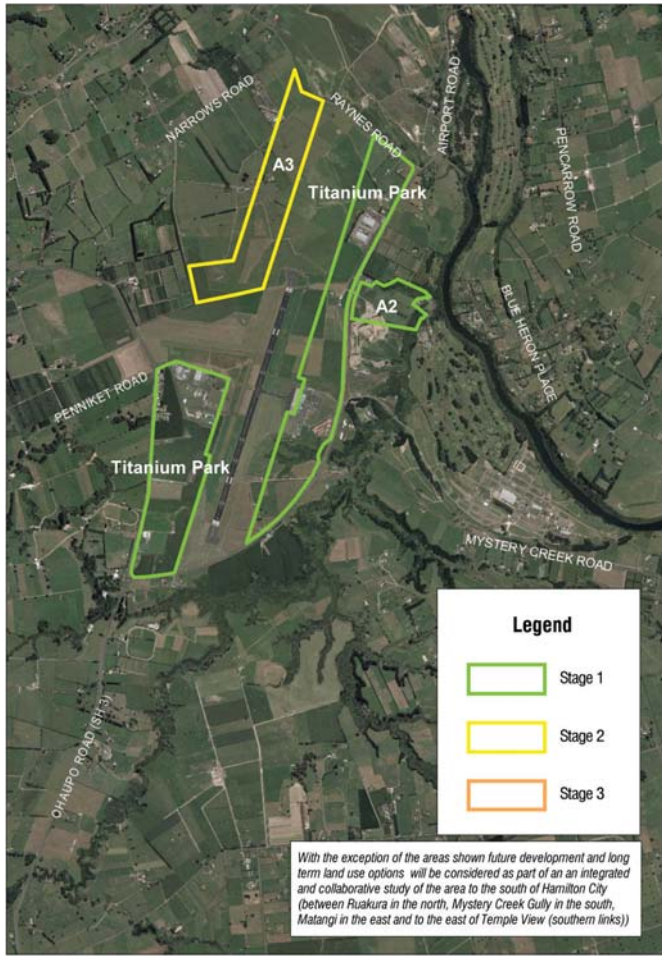
6.6.1 VISION

The Airport locality is a vital part of the Regional economy providing an equally strong port for freight and passenger travel. Airport facilities have been developed and expanded to take advantage of opportunities for international travel and freight services. Titanium Park, the business park capitalising on opportunities provided by the Airport is thriving and the Mystery Creek area retains its status as the District's premier location for holding major events and supports the infrastructure provided by the Airport.

The area supports those activities which are likely to generate adverse effects on living environments due to their high noise and traffic generation and, on that basis, additional residential developments are avoided in the vicinity of the Airport. It is recognised that there may be demand for additional visitor accommodation. This would only be considered within the identified growth cells and where issues around reverse sensitivity can be adequately addressed. The reverse sensitivity effects associated with visitor accommodation are considered to be less than those associated with permanent residential living.

Hamilton International Airport

Figure 8: Airport Growth Areas



6.6.2 GROWTH MANAGEMENT

The takeup of development within Titanium Park is unknown and there are types of developments that may lend themselves to being located near the Airport but not necessarily within the Titanium Park business park. It is considered appropriate to provide for these activities (likely to be transport based, rural industry) in close proximity to the Airport, on land that is readily accessible to the State Highway network, may have links to the Mystery Creek area, is considered unsuitable for agriculture use due to previous landuses and / or land fragmentation and which is adjacent to areas not averse to industrial based activities.

Because of the Airport's proximity and importance to Hamilton City and Waikato District, it is imperative that future development at the Airport is planned for at a subregional level. The establishment of activities sensitive to Airport operations, particularly residential activities, also needs to be managed to avoid reverse sensitivity effects. In addition land at either end of the runway is of particular strategic significance given its potential to be utilised for future Airport activities and expansion.

A Future Proof action is to consider future planning in and around the Airport through a Southern (Rukuhia) Study. The Study is programmed to be completed by October 2009. The growth cells identified in Figure 8 are not subject to the Study. All remaining development is to be determined on the basis of the Study. The Future Proof Strategy identifies the Airport as a strategic node for industrial development with an area of approximately 220 ha. The growth cells identified in below are less than the area identified in the Future Proof Strategy.

The growth areas and sequencing in 6.6.3 is based on Waipa District's current view of what requirements there are in the vicinity of the Airport. This may be altered as a result of the impending Southern (Rukuhia) Study.

6.6.3 SEQUENCING AND INFRASTRUCTURE

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	Titanium Park	117ha	Titanium Park has recently been made partly operative in the Operative District Plan with 2 appeals being resolved at present. The plan change has an initial staging of 8ha, with development beyond this requiring the prior establishment of necessary infrastructure including major roading infrastructure.	Infrastructure required to service this area is to be managed through a development agreement between the developer (WRAL) and Council. This agreement outlines the infrastructure required, the timing of installation and the responsibiltiy of who funds the infrastructure. The major items have been noted.	**Transport**		
					Lochiel Road roundabout (for >8ha development off Airport Road)	$0.75 (developer funded)	-
					SH3 intersection upgrade (for development off SH3)	$0.75M - $3M (for grade separation) (developer funded)	-
					SH3/SH21 intersection upgrade (grade separation)	$3M (for grade separation) (developer funded)	-
					Wastewater		
					Wastewater pipeline to Cambridge WWTP & contribution to WWTP upgrade	No costings (developer funded)	-
1	A2 (Ashton Land)	8ha (net area)	An 8ha net area of land adjacent to the proposed roundabout on Airport Road has been considered to be suitable for development; subject to: · The Airport Road / Lochiel Road roundabout being completed; · Access being directed onto that roundabout from the realigned Lochiel Road; · Or as an alternative to the 2 points above, the approval of the relevant road controlling authorities is obtained; · Developments being compatible with an Airport environment.	Nil (upgraded connections for Titanium Park should be adequate)	-	-	-
2	A3 (Montgomerie Airside Land)	40ha	A 40ha area of land adjacent to the Airport Runway and accessed from Raynes Road is identified as a possible location for Airport related activities that would benefit from being in proximity to and having direct access to the operational areas of the Airport.	Nil (upgraded connections for Titanium Park should be adequate)	-	-	-

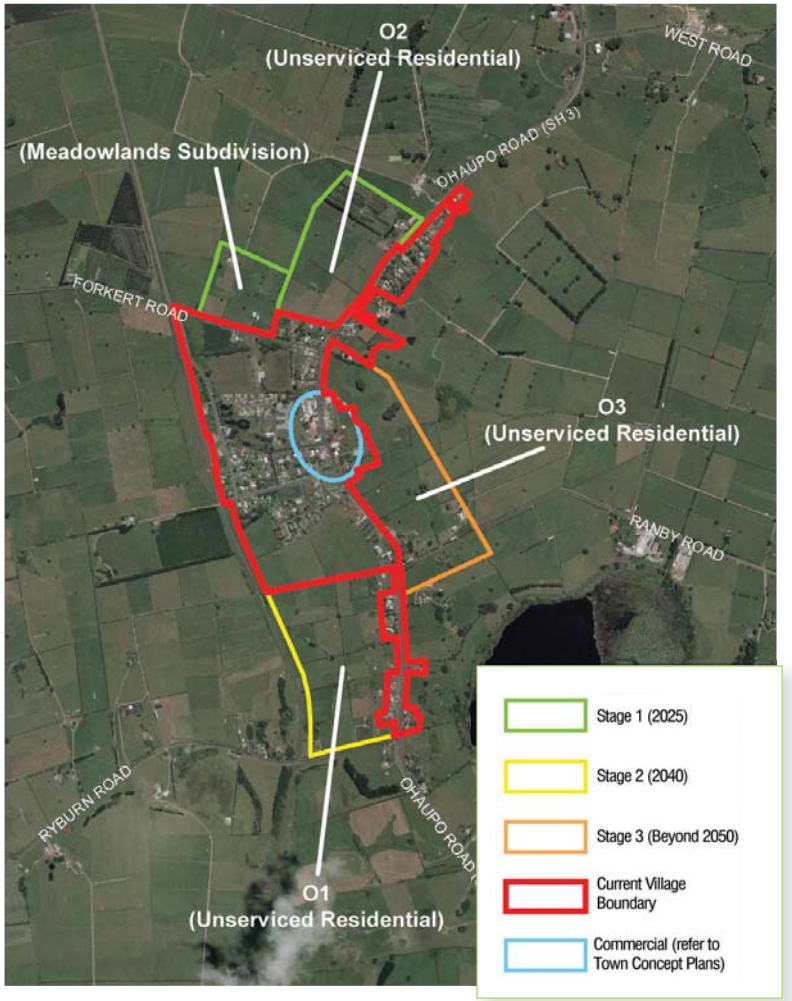
6.7 OHAUPO

6.7.1 VISION

By 2050 the village of Ohaupo will have nearly doubled, accommodating an additional 320 residents in 120 new households at locations depicted in Figure 9. The village will remain unserviced in terms of wastewater; however the existing water supply will be sufficient to serve these new households. Development density will be approximately 3 dwellings per hectare (lot sizes of approximately 2,500m^2) due to the servicing needs and a desire to retain a low density of development consistent with the current character of the village. Planning for the Ohaupo Bypass is well advanced and, as such, development to the east of the current SH3 alignment has been anticipated. Additional commercial land is required to service the growth of the village. New commercial development will be primarily for local purposes with commercial development also happening in association with tourism and an increased demand from visitors.

Ohaupo Main Street (SH3)

Figure 9: Ohaupo Village Growth Areas



6.7.2 GROWTH MANAGEMENT

To accommodate future population growth in Ohaupo it is recommended that:

- The 35ha of existing undeveloped rural residential land (O1 & O2) be provided to allow for densities of approximately 3 dwellings per hectare.
- An additional 5ha of land (O3) be provided to allow for densities of approximately 3 dwellings per hectare.
- An additional 20ha of land (O4) be provided to allow for densities of approximately 3 dwellings per hectare.
- Any additional demand for commercial development will be focused within the existing commercial area.

The District Plan will provide mechanisms for the use of transferable rights which may include the setting aside of land within Ohaupo as a deferred zoning with the ability to develop within these areas only able through the transferring of titles from areas of significance.

6.7.3 SEQUENCING & INFRASTRUCTURE

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	Meadowlands Subdivision	10	This subdivision together with the Bohemian Place subdivision is considered to have sufficient capacity for development from 2009 – 2017.	The infrastructure for this subdivision is in place.	-	-	-
1	O2	11ha (33)	This growth cell is considered to be the next logical growth area for Ohaupo beyond the existing subdivisions (although not dependant on their completion) and is expected to be sufficient for the period from 2012 out to 2030. Growth will be encouraged in this growth cell as opposed to the general rural environment.The following matters should be considered prior to development occurring. · Traffic solution for accessing O2 (Forkert Road vs SH3). · Soil testing of the former orchard land to confirm suitability for residential development. · Suitability to utilise on site disposal methods for wastewater. · Capacity testing of the water supply for Ohaupo.	There is no provision in the LTCCP for the required infrastructure upgrades and those that have been identified to date are not considered to be required within the initial 10 year period (2009-2019). A rough order of costs in 2009 ($) is provided however.	**Transport**		
					State highway intersection improvements	$0.25M	Not Identified
2	O1	18ha (54)	This growth cell is considered to be the next logical growth area beyond the O2 growth cell and is expected to be sufficient for the period from 2024 out to 2046. Growth will be encouraged in this growth cell as opposed to the general rural environment.The following matters should be considered prior to development occurring. · 80% completion of growth cell O2 before this growth cell commences · Cell O1 to link with both Charles Edwards Street and Ryburn Road	There is no provision in the LTCCP for the required infrastructure upgrades and those that have been identified are not considered to be required within the initial 10 year period (2009-2019). A rough order of costs in 2009 ($) is provided however.	**Transport**		
					State highway intersection improvements	$0.25M	Not Identified
3	O3	20ha (60)	This growth cell is considered to be the next logical growth area beyond the O1 & O2 growth cells and is not expected to be required until approximately 2042. Growth will be encouraged in this growth cell as opposed to the general rural environment. The following matters should be considered prior to development occurring. · Development to incorporate the current Kahikatea Stands into reserve areas. · Completion of the Ohaupo Bypass required prior to commencemnt of O4; or · 90% development of existing zoned land has occurred.	There is no provision in the LTCCP for the required infrastructure upgrades and those that have been identified are not considered to be required within the initial 10 year period (2009-2019). A rough order of costs in 2009 ($) is provided however.	**Transport**		
					State highway intersection improvements	$0.75M	Not Identified

6.8 NGAHINAPOURI

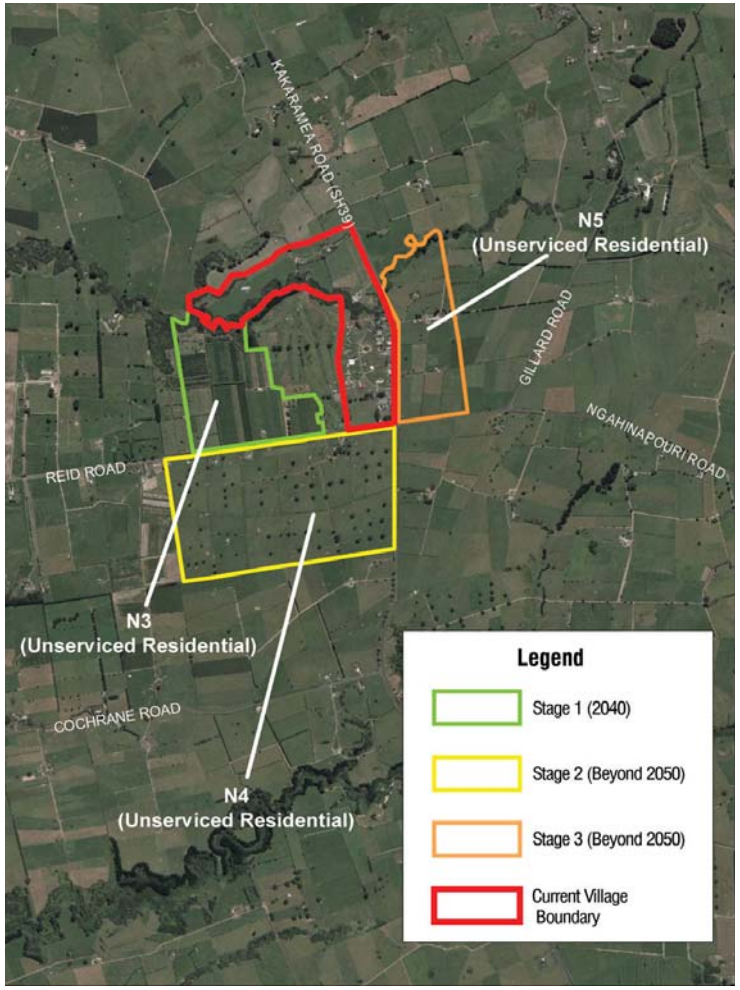
6.8.1 VISION

By 2050, Ngahinapouri will be accommodating an additional 400 residents in 150 new households at locations depicted in Figure 10. The village will remain unserviced in terms of wastewater and water supply. Development density will be between 2 or 3 dwellings per hectare (lot sizes of approximately 2,500m^2 – 5,000m^2) due to the need to dispose of wastewater on site, together with a general desire to retain a low density of development consistent with the current character of the village. The village has developed around the amenity provided by the local golf course and has remained compact rather than creeping along the State Highway.

The growth of the village has resulted in the need for a local convenience commercial area which also provides for the needs of State Highway traffic users as the only centre between Hamilton and Pirongia. The location of this area is probably best suited to growth cell N4 near the intersection of Reid Road with SH39. Such a development may also provide opportunities to realign the location of where Reid Road intersects with SH39 to assist with the expansion of the primary school which may be necessary as a

Ngahinapouri Hall

Figure 10: Ngahinapouri Village Growth Areas



6.8.2 GROWTH MANAGEMENT

To accommodate the future population growth in Ngahinapouri it is recommended that:

- An additional 29ha of land be provided to allow for densities of approximately 3 dwellings per hectare (N3)
- An additional 85ha of land be provided to allow for densities of approximately 3 dwellings per hectare (N4 and N5)
- An additional 1ha of land (within N4) to be provided to allow for general commercial activities.

The District Plan will provide mechanisms for the use of transferable rights which may include the setting aside of land within Ngahinapouri as a deferred zoning with the ability to develop within these areas only through the transferring of titles from areas of significance.

6.8.3 SEQUENCING & INFRASTRUCTURE

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	N3	29ha (87)	This area is the growth cell to be developed beyond the existing developments within the current town boundary which have some remaining capacity. Growth will be encouraged in this growth cell as opposed to the general rural environment. The development of this land is expected in the period 2012 - 2039.	There is no provision in the LTCCP for the required infrastructure upgrades and those that have been identified are not considered to be required within the initial 10 year period (2009-2019). A rough order of costs in 2009 ($) is provided however.	**Transport**		
					Reid Road Footpath/ cyclepath connections (1km)	$150K	Not Identified
2	N4	60ha (180)	This area is the growth cell to be developed beyond N3. Growth will be encouraged in this growth cell as opposed to the general rural environment. The following matters should be considered prior to this development occurring. · 80% completion of N3 before N4 commences. · Provision for local convenience commerical premises within this growth cell. · Realignment of Reid Road to cater for a possible extension to the Ngahinapouri School. · The outcomes of a drainage assessment required to be prepared for this growth cell. The development of this land is expected in the period 2030 - 2083.	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order cost in 2009 ($) is provided.	**Transport**		
					Cycle / Pedestrian connections to Duncan Road	$150K	Not Identified
					Reid Road Footpath/ cyclepath connections (1km). NB these may have been provided as part of Stage 1 development	$150K	Not Identified
					Passenger Transport Node (parking for 25 cars)	$75K	Not Identified
3	N5	25ha (75)	This area is the growth cell to be developed beyond the N4 growth cell. Growth will be encouraged in this growth cell as opposed to the general rural environment. The following matters should be considered prior to this development occurring. · Traffic solution for providing an alternative to accessing the State highway directly is required. · 80% completion of N4 before N5 commences. The development of this land is not expected to by required until beyond 2050.	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order cost in 2009 ($) is provided.	**Transport**		
					Footpath/cyclepath connections (1km)	$150K	Not Identified

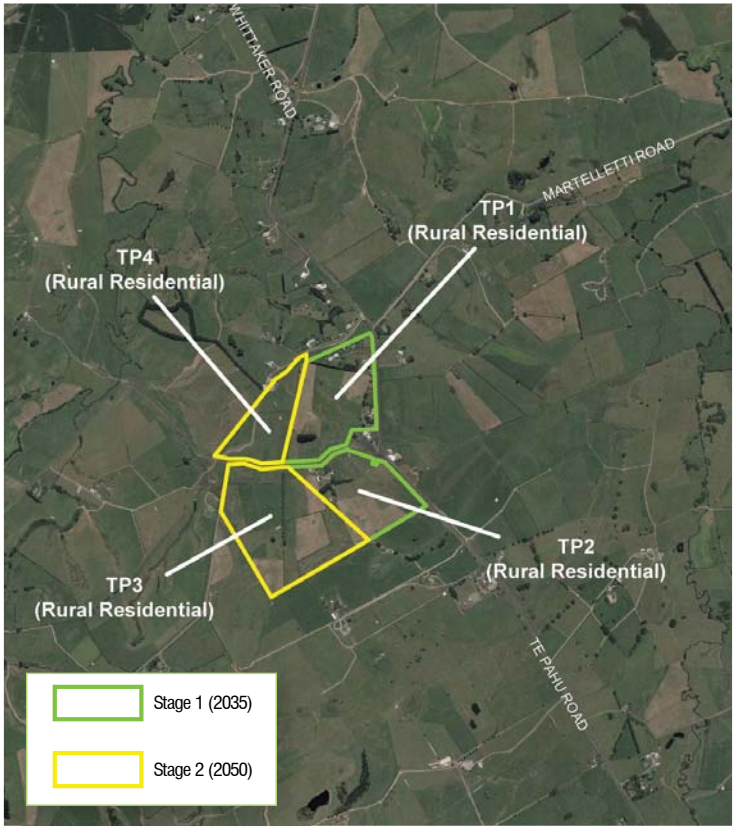
6.9 TE PAHU

6.9.1 VISION

By 2050, Te Pahu has developed as a small rural village with an additional 150 residents locating in the vicinity of the amenities provided by the school and community hall. Development will be encouraged into the village rather than being scattered throughout the Te Pahu area as has previously occurred. The area will remain unserviced in terms of both wastewater and water supply. Development density will be approximately 2 dwellings per hectare (lot sizes of approximately 5,000m^2) due to the need to dispose of sewage on site and a desire to retain a lower density of development in this locality in keeping with the existing environment. Location and staging of anticipated development is shown in Figure 11.

Te Pahu PreSchool

Figure 11: Te Pahu Village Growth Areas



6.9.2 GROWTH MANAGEMENT

To accomodate growth in Te Pahu:

- The existing zoned land will provide for expected growth over the next 20 years.
- An additional 18ha will be released to the west of the existing zoned land to accommodate growth out to 2050.

The District Plan will provide mechanisms for the use of transferable rights, which may include the setting aside of land within Te Pahu as a deferred zoning with the ability to develop within these areas only through the transferring of titles from areas of significance.

6.9.2 SEQUENCING & INFRASTRUCTURE

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	General	-	-	Those infrastructure items identified as being required to service all or parts of the stage 1 development are identified in this row rather than against any specific growth cell.	**Transport**		
					Passenger Transport Node	$75K	Not identified (beyond 2019)
					Te Pahu Road Footpath / Cyclepath connections (1km)	$150K	Not identified (beyond 2019)
1	TP1	8ha (16)	This area is already zoned for rural residential development. Uptake of this land is expected over the period 2009 – 2034. Growth will be encouraged in this growth cell as opposed to the general rural environment.	-	-	-	-
1	TP2	8ha (16)	This area is already zoned for rural residential development. Uptake of this land is expected over the period 2009 – 2034. Growth will be encouraged in this growth cell as opposed to the general rural environment.	-	-	-	-
2	General	-	-	Those infrastructure items identified as being required to service all or parts of the Stage 2 developments are identified in this row rather than against any specific growth cell.	**Transport**		
					Limeworks Loop Road Footpath / Cyclepath connections (1km)	$150K	Not identified
2	TP3	12ha (24)	This area is identified for rural residential development. Uptake of this land is expected over the period 2028 – 2060. Growth will be encouraged in this growth cell as opposed to the general rural environment. This growth cell will not be released until 80% of the stage 1 growth cells are developed.	-	-	-	-
2	TP4	6ha (12)	This area is identified for rural residential development. Uptake of this land is expected over the period 2028 – 2040. Growth will be encouraged in this growth cell as opposed to the general rural environment. This growth cell will not be released until 80% of the stage 1 growth cells are developed.	-	-	-	-

6.10 RUKUHIA

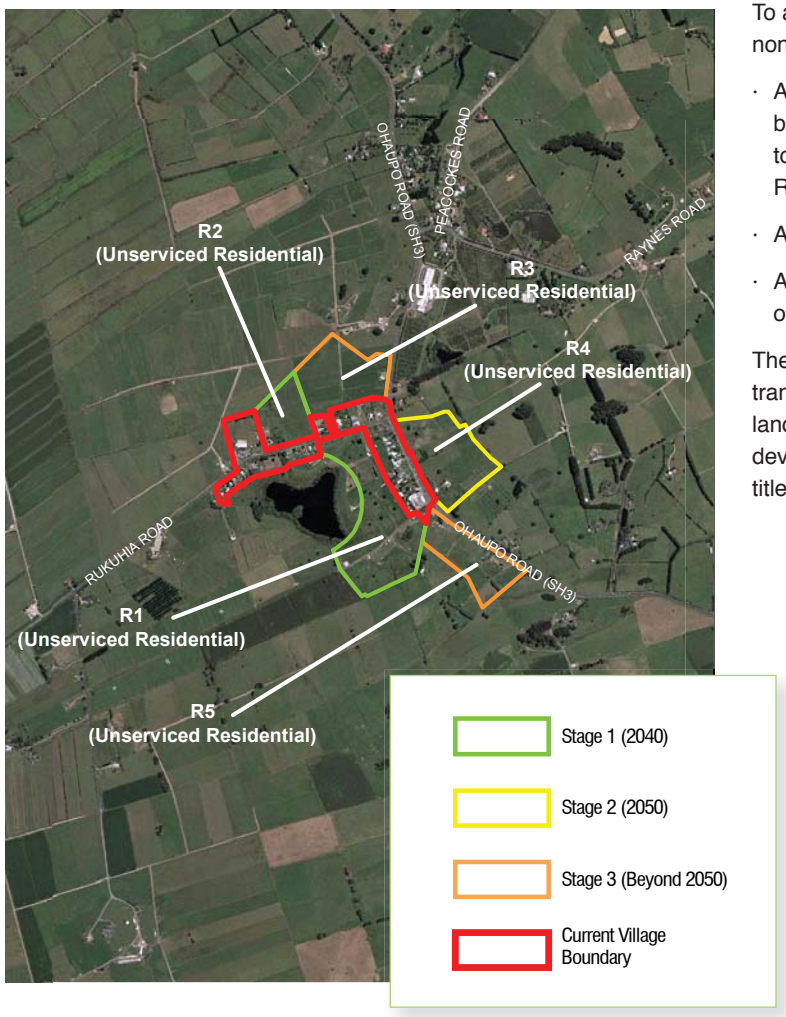
6.10.1 VISION

By 2050, the village of Rukuhia will be home to an additional 150 residents, in 65 new households. The village is now much closer to Hamilton which has grown southward through the Peacockes growth cell which accommodates approximately 20,000 people. The Southern Links roading network provides the separation between Hamilton City and the village and provides for suitable access both to the north and south by way of a link road connecting to Rukuhia Road from this new arterial. The construction of Southern Links has also removed the majority of vehicle movements from Ohaupo Road which runs through Rukuhia which is now no longer a State Highway. This has provided opportunities to develop on both sides of Ohaupo Road as shown in Figure 12. Development prior to the construction of Southern Links has been accommodated around Lake Cameron and Rukuhia School.

The village will remain unserviced in terms of both wastewater and water supply and development density will be approximately 3 dwellings a hectare (lot sizes of approximately 2,500m^2) due to the need to dispose of sewage on site, to retain the rural character of the area and to provide an alternative form of living for residents near Hamilton City.

Lake Cameron - Rukuhia

Figure 12: Rukuhia Village Growth Areas



6.10.2 GROWTH MANAGEMENT

To accommmodate this future growth it is proposed land for non serviced low density residential living as follows:

- Approximately 18ha of land, some of which is located between Lake Cameron and SH3 and some adjacent to the school. Both these areas are located off Rukuhia Road;
- Approximately 11ha of land to the north of Rukuhia Road;
- Approximately 8ha of land to the east of Ohaupo Road on completion of Southern Links in this location.

The District Plan will provide mechanisms for the use of transferable rights which may include the setting aside of land within Rukuhia as a deferred zoning with the ability to develop within these areas only through the transferring of titles from areas of significance.

6.10.3 SEQUENCING & INFRASTRUCTURE

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	General	-	-	Those infrastructure items identified as being required to service all or parts of the Stage 1 development are identified in this row rather than against any specific growth cell. A rough order of costs in 2009 ($) is provided however.	**Transport**		
					Passenger Transport Node	$75K	Not identified (beyond 2019)
					Rukuhia Road/SH3 intersection improvements	$250K	Not identified (beyond 2019)
1	R1	12ha (36)	Development of this growth cell is expected for rural residential development. Uptake is expected over the period 2010 – 2040. Growth will be encouraged in this growth cell as opposed to the general rural environment.	-	-	-	-
1	R2	4ha (12)	Development of this growth cell is expected for rural residential development. Uptake is expected over the period 2010 – 2020. Growth will be encouraged in this growth cell as opposed to the general rural environment.	-	-	-	-
2	R4	8ha (24)	Development of this growth cell is expected for rural residential development. Uptake is expected over the period 2028 – 2055. Growth will be encouraged in this growth cell as opposed to the general rural environment. Release of the land will be dependant on: · Southern Links being constructed. · 80% development of growth cells R1 & R2 combined.	Southern Links is required to be constructed for this growth cell to be viable (versus R3). The construction of Southern Links is dependant on NZTA funding and programming.	-	-	-
3	R3	7ha (21)	Development of this growth cell is expected for rural residential development. Uptake is expected over the period 2047 – 2072. Growth will be encouraged in this growth cell as opposed to the general rural environment. Release of the land will be dependant on: · 80% development of growth cell R4. · A State highway intersection upgrade if Southern Links has not been constructed. NB: This growth cell will be progressed ahead of R4 if Southern Links has not been constructed once 80% of growth cells R1 & R2 has occurred.	-	**Transport**		
					State highway intersection	$0.75M	Not Identified
3	R5	6ha (18)	Development of this growth cell is expected for rural residential development. Uptake is expected over the period 2047 – 2070. Growth will be encouraged in this growth cell as opposed to the general rural environment. Release of the land will be dependant on: · Southern Links being constructed · 80% development of growth cell R4.	-	-	-	-

6.11 KARAPIRO

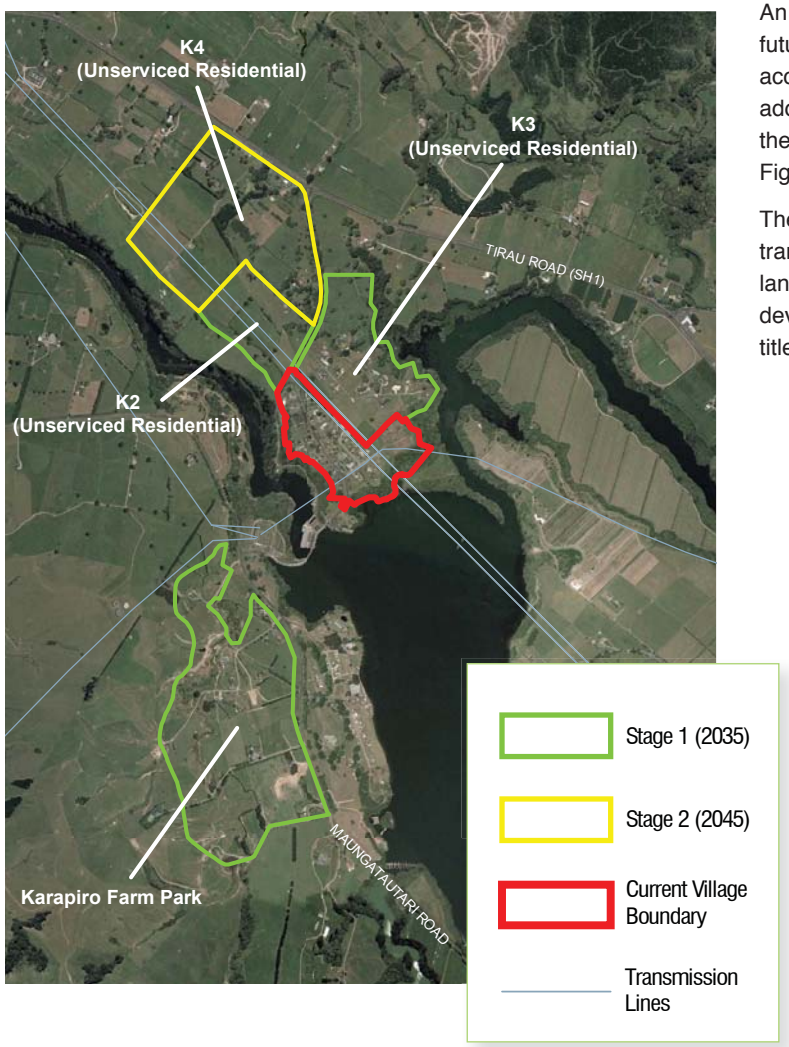
6.11.1 VISION

By 2050, the village of Karapiro has grown to accommodate an additional 500 residents. The village remains a hub for recreation activities based around the sporting activities provided for on the lake and surrounds and is generally considered a desirable location to live and visit. The infrastructure put in place for the 2010 Rowing World Championships has served future events well and a small convenience commercial area has been established in the vicinity of the existing commercial centre in the original village to service the day to day needs of the village and the peaks that occur from visitors to the area.

The existing village remains serviced, however, new growth outside the village boundary will not and densities of 3 dwellings per hectare (lot sizes of approximately 2,500m^2) in these new growth areas reflect this. The historic values and amenity of the main road through the original village are retained through the development of a special character area, which controls development within this area in accordance with specifically developed design guidelines.

Karapiro Dam

Figure 13: Karapiro Village Growth Areas



6.11.2 GROWTH MANAGEMENT

An additional 220 dwellings will be required to house future population growth. The majority of this can be accommodated through existing zoned land, with an additional residential area proposed to the north-west of the village once the existing area is exhausted as shown in Figure 13.

The District Plan will provide mechanisms for the use of transferable rights which may include the setting aside of land within Karapiro as a deferred zoning with the ability to develop within these areas only through the transferring of titles from areas of significance.

6.11.3 SEQUENCING & INFRASTRUCTURE

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	General	-	-	Those infrastructure items identified as being required to service all or parts of the Stage 1 development are identified in this row rather than against any specific growth cell. A rough order of costs in 2009 ($) is provided however.	**Transport**		
					State highway intersection upgrade	$75K (not to be considered for DC's)	Not identified (beyond 2019)
					Shakespeare St / Maungatautari Rd intersection upgrade (refer C6)	$0.5M	Not Identified
1	Karapiro Farm Park	24	This area is already zoned for rural residential development and is provided for as a Farm Park. Uptake of this land is expected over the period 2009 – 2024. Growth will be encouraged in this growth cell as opposed to the general rural environment. There will be a need to consider any potential reverse sensitivity issues relating to residential development in the vicinity of the Karapiro Dam.	-	-	-	-
1	K2	10ha (30)	This area is already zoned for rural residential development. Uptake of this land is expected over the period 2009 – 2026. Growth will be encouraged in this growth cell as opposed to the general rural environment.	-	-	-	-
1	K3	17ha (51)	This area is already zoned for rural residential development. Uptake of this land is expected over the period 2009 – 2033. Growth will be encouraged in this growth cell as opposed to the general rural environment.	-	-	-	-
2	K4	30ha (90)	This area is identified for rural residential development beyond those areas already zoned. Uptake of this land is expected over the period 2030 – 2045. Growth will be encouraged in this growth cell as opposed to the general rural environment. The following matters should be considered prior to this development occurring. · A traffic solution for providing an alternative to accessing the State highway directly. · 80% completion of Stage 1 growth cells. · Avoiding development under the existing pylons.	-	-	-	-

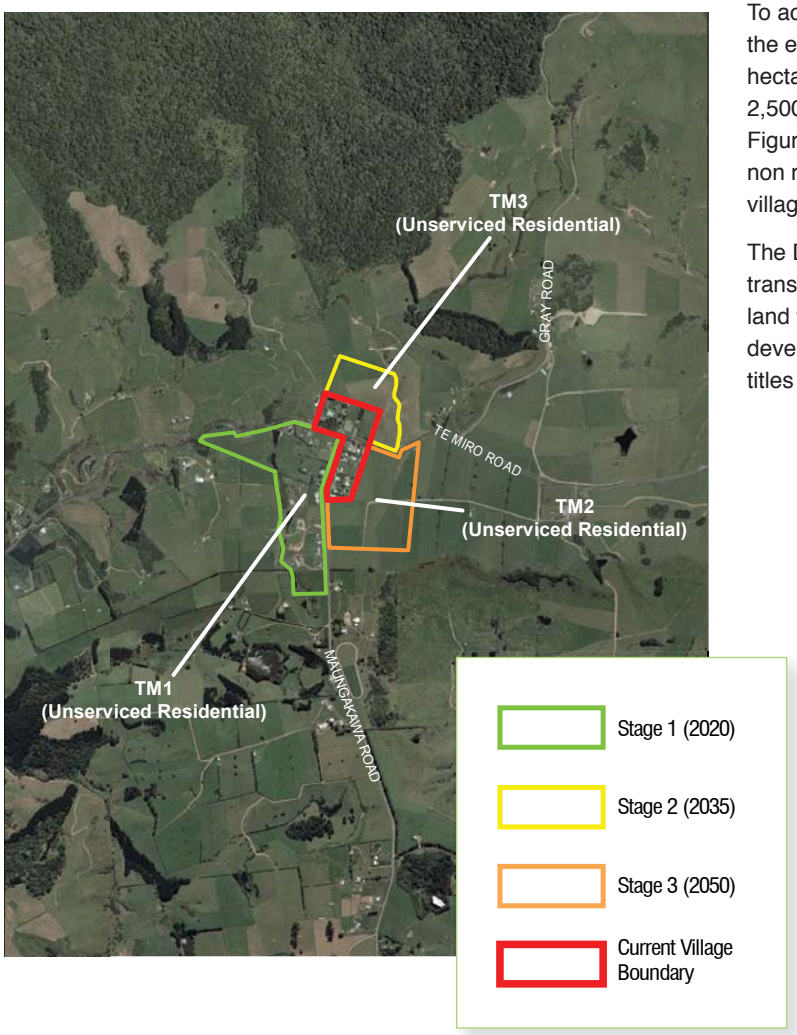
6.12 TE MIRO

6.12.1 VISION

By 2050, Te Miro will be home to an additional 100 residents. The village will remain unserviced and development density will be between 2 to 3 dwellings per hectare due to the servicing needs and a desire to retain a low density of development. The school is the focal point of the village and new growth areas have been located in proximity to reflect this. The result is a compact community based village.

Te Miro School

Figure 14: Te Miro Village Growth Areas



6.12.2 GROWTH MANAGEMENT

To accommodate the additional 40 dwellings to support the expected population growth requires an additional 15 hectares of developable land (lot sizes of approximately 2,500m^2 – 5,000m^2). Location of this land is depicted in Figure 14. There is not considered to be a need for any non residential activities beyond what is located within the village.

The District Plan will provide mechanisms for the use of transferable rights which may include the setting aside of land within Te Miro as a deferred zoning with the ability to develop within these areas only through the transferring of titles from areas of significance.

6.12.3 SEQUENCING & INFRASTRUCTURE

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	TM1	5ha (12)	Much of this area is already zoned for rural residential development. Uptake of this land is expected over the period 2009 – 2021. Growth will be encouraged in this growth cell as opposed to the general rural environment.	-	-	-	-
2	TM3	5ha (12)	This area is identified for rural residential development. Uptake of this land is expected over the period 2017 – 2035. Growth will be encouraged in this growth cell as opposed to the general rural environment. Release of the land will be dependant on 80% development of TM1.	-	-	-	-
3	TM2	10ha (25)	This area is identified for rural residential development. Uptake of this land is expected over the period 2027 – beyond 2050. Growth will be encouraged in this growth cell as opposed to the general rural environment. Release of the land will be dependant on 80% development of TM3.	-	-	-	-

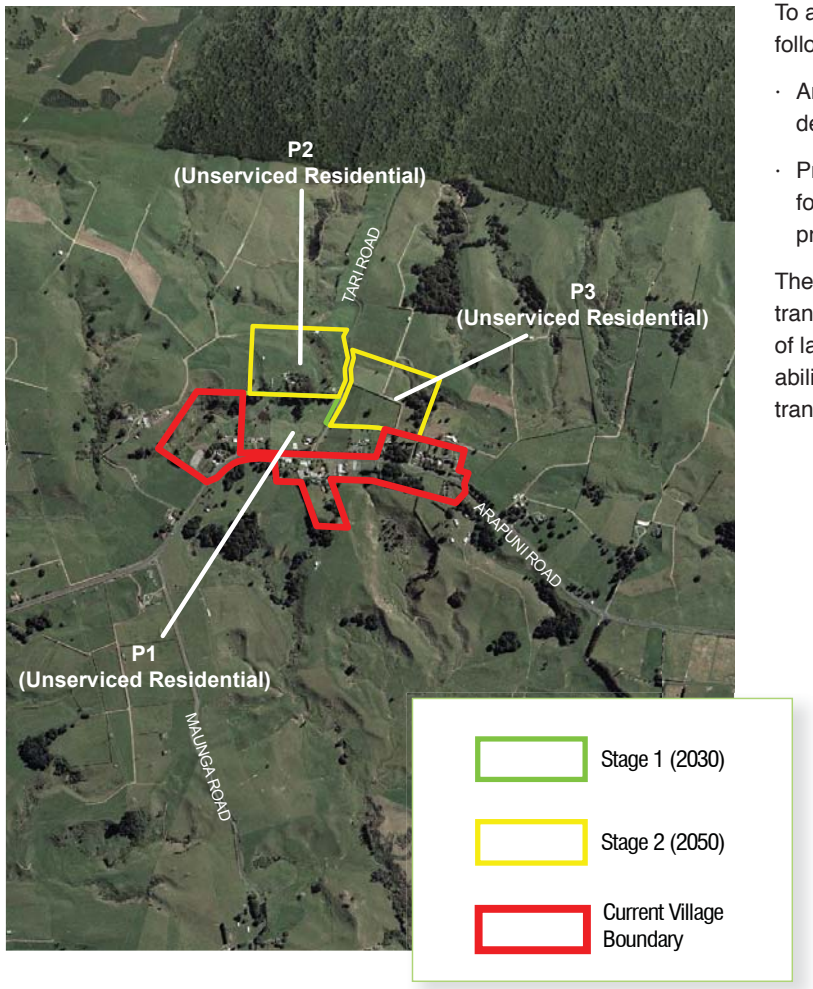
6.13 PUKEATUA

6.13.1 VISION

By 2050 the village of Pukeatua is home to an additional 80 permanent residents. The village remains unserviced and development densities of 2-3 dwellings per hectare (lot sizes of approximately 2,500m^2 – 5,000m^2) reflect both this and the desire to not provide intensive development due to the landscape values of Maungatautari. As such, a buffer between the village and the bush line is provided. The popularity of Maungatautari has led to a small amount of growth in the village through tourism and as such B&B's and tourist based facilities (information centre, café, gift shop) are provided for and developed.

Pukeatua Peak

Figure 15: Pukeatua Village Growth Areas



6.13.2 GROWTH MANAGEMENT

To accommodate the anticipated growth in Pukeatua, the following is provided and shown in Figure 15:

- An additional 10ha of of land providing for average densities of 2-3 dwellings per hectare (P2 & P3)
- Provision within existing and proposed zoned land for home based tourist accommodation and small provision for tourist based commercial facilities.

The District Plan will provide mechanisms for the use of transferable rights which may include the setting aside of land within Pukeatua as a deferred zoning with the ability to develop within these areas only through the transferring of titles from areas of significance.

6.13.3 SEQUENCING & INFRASTRUCTURE

STAGE	GROWTH CELL	CAPACITY (DWELLINGS UNLESS STATED)	PRECONDITIONS AND TIMING FOR RELEASE	INFRASTRUCTURE CONSIDERATIONS	INFRASTRUCTURE ITEM	COST	IDENTIFIED IN 2009 – 2019 LTCCP
1	P1	6ha (15)	This area is identified for rural residential development. Uptake of this land is expected over the period 2009 – 2033. Growth will be encouraged in this growth cell as opposed to the general rural environment. Opportunities for tourism based facilities to develop exist in this location.	-	-	-	-
2	P3	5ha (12)	This area is identified for rural residential development. Uptake of this land is expected over the period 2025 – 2053. Growth will be encouraged in this growth cell as opposed to the general rural environment. Release of this growth cell will be dependant on 80% development of P1.	Development of this area will occur beyond the initial 10 year period covered by the LTCCP. As such there has been no provision for infrastructure within the LTCCP. An indication of the likely infrastructure requirements and their rough order cost in 2009 ($) is provided.	**Transport**		
					Arapuni Rd / Tari Road intersection upgrade	$50K	Not Identified
2	P2	5ha (12)	This area is identified for rural residential development. Uptake of this land is expected over the period 2025 – 2053. Growth will be encouraged in this growth cell as opposed to the general rural environment. Release of this growth cell will be dependant on 80% development of P3.	-	-	-	-

7 IMPLEMENTATION

7.1 KEY IMPLEMENTATION METHODS

Waipa 2050 provides the overarching vision for growth within the District driven by the expected population increase of 27,000 and the desire to remain a Home of Champions. The implementation of Waipa 2050 will be through a number of methods, primarily within documents which are either existing and therefore need amending to reflect the 40 year plan or are to be developed as a result of Waipa 2050. This includes the development of a Memorandum of Understanding with Tāngata Whenua which will be given effect to through Waipa 2050 and other implementation tools as agreed with Tāngata Whenua.

A summary of each of these methods and the aspects of Waipa 2050 that they will implement are provided below. This documentation is also captured in the summary table after section 7.1.8.

7.1.1 TOWN CONCEPT PLANS

Town Concept Plans will be prepared for Cambridge, Te Awamutu / Kihikihi, Pirongia and Ohaupo.

The Town Concept Plans will set a vision and provide a structure plan for each town. They will assess how the growth strategy can be achieved while seeking to maintain important elements of character and amenity. They will cover:

- connectivity
- street hierarchy
- open space network
- scale and massing of buildings
- public domain interface
- significant sites, views / vistas / landmarks / public art
- streetscape / safety & amenity improvements
- cycleways & walkways
- built form character, and
- possible identification of catalyst projects.

The outputs from the Town Concept Plans will be incorporated into the District Plan. They will provide key direction for the zoning pattern, density requirements and other plan requirements such as streetscape. They will also provide key directions for public spaces and the creation of future linkages such as cycleways and walkways.

The Town Concept Plans are being prepared in 2009.

7.1.2 DISTRICT PLAN

The District Plan will be the implementation tool of many of the development aspects of Waipa 2050 including the Town Concept Plans. The District Plan will:

- Identify the key district issues relating to resource management and the methods for managing these
- Identify strong policy direction in regards to the need to adhere to the long term planning vision provided by Waipa 2050
- Identify the location for various landuses that are envisaged to be required for development in the next 15 years based on the demand identified within Waipa 2050
- Outline the development controls that apply to that land, including any identified design guidelines that result from the Town Concept Plans.

7.1.3 STRUCTURE PLANS

Whilst the Town Concept Plans will provide the overall structure plan for the towns, there is a likelihood that there will be a need for site specific structure plans as each growth cell is developed. These structure plans will provide the detail within which the Town Concept Plans will be implemented. Where the Town Concept Plans are being prepared, they will identify the predominant issues that will require addressing within the structure plans and, as a result of the overall Town Concept Plans being in place, it is envisaged that the structure planning process in areas where they are being prepared, will not be as exhaustive as occurs currently. The matters that will need to be covered within the structure plans include:

- Results of consultation of tāngata whenua including the identification of values / sites / areas of significance
- Roading layout
- Pedestrian & cycle network
- Infrastructure provision & costs
- Landuses & proposed development controls
- Technical assessments to assist with understanding, managing & mitigating effects (i.e. geotechnical, archaeological, landscape / visual, traffic)

Structure plans will also be a tool used in the rural villages and within the general rural environment.

7.1.4 ENVIRONMENT STRATEGY

The Environment Strategy is directly related to the environmental wellbeing component of the Community Outcomes.

Its purpose is to identify key principles for sustainability and to provide strategic direction at a district level. The key principles will relate to national directions on matters such as the Biodiversity Strategy, Climate Change, Urban Design Protocol, heritage and waste management. Involvement of iwi in identifying the principles and the related strategic direction will be essential. The Strategy is intended to be high level and will cover both the towns and the rural area of the District.

The key principles will be applied to the current environments of the District and the way they are presently managed. This process will assist in identifying values and issues and will

provide the basis for identifying strategic directions and actions. The issues that are identified through this process will also assist in confirming the resource management issues for the District Plan.

The proposed actions will provide direction on management options / delivery mechanisms through funding, regulation, or other non-regulatory means. Some of the actions that will be identified will link to existing Council plans and strategies and the directions within them will remain relevant. In other cases reviews to existing strategies will be recommended. Other actions will assist the Council in identifying priority issues for funding in future 10 year plans as well as providing regulatory direction for the District Plan. It is also intended that the Environment Strategy will assist in identifying roles and responsibilities of agencies in environmental issues.

The strategy will therefore provide the Council and the community with key strategic directions including on the environment aspects of the Growth Strategy. (These matters will not be covered in the Town Concept Plans). It will assist the Council and the community in moving towards a more sustainable future.

It is proposed to develop the Environment Strategy by the end of 2009.

7.1.5 OTHER STRATEGIES

The following 'other strategies' have been identified as being required.

- 3 Waters Strategy
- Urban Design Strategy
- Economic Development and Promotions Strategy
- Integrated Transport Strategy

7.1.6 10 YEAR PLAN (LTCCP)

The 10 Year Plan will provide for the infrastructure required to service the growth areas identified within Waipa 2050, with the infrastructure planned and programmed based on the sequencing provided for within Waipa 2050. The required infrastructure and associated timing for when this is required to be in place is outlined within the tables in section 6 of Waipa 2050.

The required infrastructure and any associated works will also need to be factored into the asset management plans to be reviewed and prepared prior to the LTCCP.

7.1.7 CODE OF PRACTICE FOR SUBDIVISION & DEVELOPMENT

Detail around infrastructure design requirements will be incorporated into the Code of Practice. In particular, some aspects and outcomes of the Town Concept Plans, Environment Strategy and other identified strategies (i.e. the 3 Waters Strategy) will be implemented through the Code of Practice.

7.1.8 PARTNERSHIP

Waipa 2050 will not only be implemented through the development of strategies and documents internally within Waipa District Council, it will also be implemented through a close relationship with those organisations, groups and individuals that have a role to play in managing growth within the District. These include

- Tāngata Whenua
- Community Service Providers (Ministry of Education, DHB)
- Transport Providers (NZTA, NZ Rail, Waikato Regional Airport Ltd)
- Utility Providers
- Development Community (Chamber of Commerce)
- Adjoining Local Authorities

7.2 MONITORING

Monitoring of the drivers behind Waipa 2050 should be undertaken on a regular basis with the measures identified and reported within the District's State of the Environment Reports. The key areas where measures will be required to assist in the review of Waipa 2050 relate to:

- Population Growth
- Residential Development (number, type, location, land area, density and rate of take of new households)
- Commercial Development (number, type, location, land area and rate of take of new commercial developments)
- Industrial Development (number, type, location, land area and rate of take of new industrial developments)
- Infrastructure efficiency & effectiveness – measures to relate particularly to capacity
- External infrastructure (i.e. State Highway, Rail, Power, Gas, Telecommunications)

7.3 REVIEW

It is proposed that the effectiveness of Waipa 2050 be reviewed every 3 years with a full review undertaken every 10 years to coincide with reviews of the subregional growth strategy. On that basis it is recommended that a full review of Waipa 2050 next be undertaken in 2019, with an initial review in 2012 (with that review focussing on any external matters that may impact on the ability to implement Waipa 2050).

Table 6: Summary of Implementation Framework

DOCUMENT	ASPECTS TO BE IMPLEMENTED	INITIATED	COMPLETED	REVIEWED
Town Concept Plans	The Town Concept Plans will set a vision and provide a structure plan for the whole of each town. They will assess how the growth strategy can be achieved while seeking to maintain important elements of character and amenity.	2009	2009	10 yearly
District Plan	The District Plan will: · Identify the key district issues relating to resource management and the methods for managing these. · Identify strong policy direction in regards to the need to adhere to the long term planning vision provided by Waipa 2050. · Identify the zoning of land that is envisaged to be required for development in the next 15 years based on the demand identified within Waipa 2050. · Outline the development controls that apply to that land, including any identified design guidelines that result from the Town Concept Plans.	2009	2011	10 Yearly
Environment Strategy	Identification of key principles for sustainability and to provide strategic direction at a district level. The key principles will relate to national directions on matters such as the Biodiversity Strategy, Climate Change, Urban Design Protocol, heritage and waste management.	2009	2009	5 Yearly
Other Strategies	Other implementation aspects of Waipa 2050 not covered elsewhere. Examples of such strategies inlcude. · 3 Waters Strategy · Urban Design Strategy · Economic Development and Promotions Strategy · Transport Strategy These strategies will sit beneath the Waipa 2050 and the Environment Strategy.	2009	2011	5 Yearly
10 Year Plans (LTCCP)	The 10 Year Plan will provide for the infrastructure required to service the growth areas identified within Waipa 2050, with the infrastructure planned and programmed based on the sequencing provided for within Waipa 2050. The required infrastructure and any associated works will also need to be factored into the asset management plans to be reviewed and prepared prior to the LTCCP.	2008	2009	3 Yearly
Code of Practice for Subdivision and Development	The Code of Practice will implement any required changes to infrastructure design to be required in subdivision and development in general. These changes may stem from urban design guidelines identified within the Town Concept Plans and / or other inititiatives arising from the Environmental Strategy and / or 3 Waters Strategy.	2009	2009	5 Yearly
Memorandum of Understanding or similar with Tāngata Whenua.	The Memorandum of Understanding or similar agreement seeks to provide an initial, high level understanding of the relationship between Tāngata Whenua and Council. It also seeks to capture high level principles, values and aspirations of Tāngata Whenua along with priority actions to be undertaken.	2009	2009	As agreed within the MOU