



WAIKATO 2070

WAIKATO DISTRICT COUNCIL
Growth & Economic Development Strategy



WELCOME TO THE WAIKATO DISTRICT

The Waikato District Council Growth & Economic Development Strategy (Waikato 2070) has been developed to provide guidance on appropriate growth and economic development that will support the wellbeing of the district.

This document has been prepared using the Special Consultative Procedure, Section 83, of the Local Government Act (2002).

WHAT IS THE GROWTH STRATEGY?

A guiding document that the Waikato District Council uses to inform how, where and when growth occurs in the district over the next 50-years. The growth indicated in Waikato 2070 has been informed by in-depth analysis and combines economic, community and environmental objectives to create liveable, thriving and connected communities. The growth direction within Waikato 2070 will ultimately inform long-term planning and therefore affect social, cultural, economic and environmental wellbeing.

WHAT DOES IT COVER?

The strategy takes a broad and inclusive approach to growth over the long term, taking into account its economic, social, environmental, cultural and physical dimensions. Waikato 2070 is concerned with the growth and development of communities throughout the district, including rural and urban environments.

Adopted by Waikato District Council 19 May 2020.

CONTENTS

01.0 Introduction	4
02.0 Our Opportunities	13
03.0 Focus Areas	19
04.0 Our Towns	25
05.0 Implementation	43
06.0 Glossary	46

01.0

INTRODUCTION.

01.1 ABOUT THIS STRATEGY

The Waikato District Council Growth and Economic Development Strategy, Waikato 2070, provides a long-term plan to achieve the Council's vision of creating liveable, thriving and connected communities. Waikato 2070 is based around four key themes which are our Focus Areas:

- Grow Our Communities
- Build Our Businesses
- Embrace Our Identity
- Empower Our People

Waikato 2070 is unique, it takes an integrated approach to future growth in the Waikato district, combining economic and community development with future land use and infrastructure planning. This document will inform rural and urban communities, businesses, investors, iwi, governments, neighbouring local authorities and the Council itself, to help deliver and achieve the communities' vision. Whilst enabling growth, Waikato 2070 aims to do this in a way that protects the environment which is essential for the health and wellbeing of the people.

The planning, design and management of our urban and rural areas, and the need to support economic and community development activities, will have long-term impacts particularly on the quality of life, social amenity, economic prosperity and wellbeing of our communities. The overall wellbeing of individuals is strongly influenced by the quality of the environments, including natural, rural and urban, where we live, work, learn and play.

01.2 HOW IT FITS

Waikato 2070 draws on the initiatives and ambitions that are identified in the Waikato District Blueprint to inform future planning, investment and decision-making by the Council for the district. Waikato 2070 is a broader longer view of growth within the district for future planning and investment. The Blueprints have helped to inform the Waikato 2070 process by identifying what is important to you as a community and what you want to have happen.

This strategy provides the indicative extent and timing for future growth cells (subject to further investigation and feasibility) identified on each of the development plans.

At a sub-regional level, this strategy helps deliver on the Future Proof Strategy (Phase 1 Review) and some of the emerging thinking in the Hamilton to Auckland Corridor Initiative spatial plans*. The intention is to update Waikato 2070 after these spatial plans are adopted by the Hamilton to Auckland Corridor Initiative partners and a Future Development Strategy (Phase 2 Review of Future Proof) is developed.

Regionally, this strategy is informed by documents such as the Regional Policy Statement and the Regional Land Transport Strategy.

At a national level, this strategy sits under the Local Government Act (2002) and is in accordance with the Resource Management Act (1991) and relevant national policy statements.

* River Communities Spatial Plan and the Hamilton-Waikato Metropolitan Area Spatial Plan which (at the time of Council adopting Waikato 2070) were both under development.

WHERE THE DISTRICT IS SITUATED



01.3 COMMUNITY WELLBEING

We recognise that the wellbeing of our people, the health of our economy and the shape and function of our communities are intrinsically linked. In order to achieve the best outcomes from growth we must nurture the four pillars of a strong and resilient society: Our Communities, Our Identity, Our People and Our Businesses (Waikato District's four Focus Areas). Through evidence-based land use and infrastructure planning, and the active support of the community and business-led initiatives, we can shape our communities of the future.

Economic development means working with others to leverage effort and ensure that the right conditions exist for all businesses to grow and benefit from the many competitive and comparative advantages offered across the district.

Community-led development is about working in partnership with our people and local, regional and national agencies, to support and develop initiatives that achieve the aspirations of our communities. The intention is that this community-led development is included in this strategy over time as the initiatives are completed.

OUR VISION

LIVEABLE, THRIVING, AND CONNECTED COMMUNITIES

LIVEABLE

Liveable communities are well-planned and people-friendly, providing for a range of quality residential options, social infrastructure and amenity. They reflect what's important to people and support a shared sense of belonging both in the local community and the wider district.

THRIVING

Thriving communities participate in council decision making and community-led projects, having the capacity and capability to provide input into the management of their local assets and sustain the local business sectors providing local employment.

CONNECTED

Connected communities have fit-for-purpose physical and social infrastructure to create liveable, thriving communities. Connectivity through roads, public transport, commuter trails, walkways and cycleways, and digital capabilities enable rapid information sharing and engagement in activities together. These various connections will shape the future pattern of the district and enable communities to access services and amenities that meet their social, health, education, employment and wellbeing needs.

01.4

OUR DISTRICT

The Waikato district covers 418,893ha, a strategically-significant land area between two of the fastest-growing metropolitan centres in New Zealand - Hamilton and Auckland. It is also located in the heart of the 'golden triangle', the economic zone encompassing Auckland, Hamilton and Tauranga, which generates over 50% of New Zealand gross domestic product (GDP) and is home to over 50% of NZ's population. The Waikato River (NZ's longest river) flows through the district and is a critical water body contributing to the biodiversity of the region, provides potable water for the area and neighbouring population centres and has significant cultural value to iwi and hapuu. The Waikato district boundary extends along the western coast of New Zealand, from Aotea Harbour to Port Waikato, and touches the eastern coastline at the settlement of Miranda on the Hauraki Gulf. The district is also home to large areas of significant indigenous vegetation.

The Waikato district contains some of the country's most highly-productive soils, which are key contributors to the country's agricultural and horticultural sectors. The district, therefore, makes a vital contribution to the country's economy in terms of contribution to revenue generation and GDP. Environment is about maintaining and enhancing the natural environment while achieving the best community and economic outcomes. Emphasis should be placed on enhancing indigenous biodiversity and quality soils.

The varied nature of the district's environment supports a diverse range of communities, each with unique identities. The district has a median age of 35.3 years, with a disproportionately high number of people aged under 15 (25.5%), yet only 10% over 65 (however this is expected to change over time). The make-up of the district is 69% European, 25.9% Maaori, 2.8% Asian, and 2.4% Pasifika. The district's urban wards have much higher percentages of Maaori than its rural wards.

01.5

OUR GROWTH

The Waikato district has been experiencing 3% population growth year-on-year over the past decade. This is higher than both the Auckland and national average growth rates. This is significant in the context of the district, as historically the Waikato district has experienced static, and in some cases declining growth. To support future growth, this strategy sets a development pattern for the district, including identifying specific growth areas and timings (subject to further investigation and feasibility).

Following the restructuring of local government in Auckland, the Waikato district boundary shifted north to encompass the towns of Tuakau and Pokeno. The expansion of the jurisdictional area has presented new challenges for the district. The challenges are compounded by the rural-urban nature of the district, diverse natural and rural environments, mixed socio-economic and population demographics, geographic scale, and its proximity to Auckland and Hamilton metropolitan areas. Waikato 2070 acknowledges that protecting the environmental wellbeing of the district is critical.

01.6

OUR HISTORY

THE WAIKATO DISTRICT AND ITS COMMUNITIES HAVE EXPERIENCED A NUMBER OF DEFINING STAGES IN THEIR EVOLUTION. THESE PATTERNS OF FLOWS OF PEOPLE, GOODS AND WEALTH HAVE CONTINUED AND WILL CONTINUE TO SHAPE ITS FUTURE.

**Pre - 1840****MAAORI SETTLEMENT**

Waikato-Tainui has a long lineage back to the Tainui Waka and beyond. The Waikato Region was a thriving area of highly productive lands, with the Waikato River as a source of food and resources for the early Polynesian settlers and was recognised as an area of prime real estate. Maori settlements and paa sites formed along the river, as did in-land trade routes at key strategic locations (Pokeno, Tuakau, Rangiriri, Meremere, Taupiri, Ngaruawahia). Waikato-Tainui experienced a time known as the "Golden Years" prior to the 1840s.

**1840 - 1900****EUROPEAN ARRIVAL**

European settlement further developed key transport trade corridors established by Maori leading to the creation of many small out-posts and settlements along these corridors (Great South Road, the Waikato River and the North Island Main Trunk Rail Line) some of which followed those established by Maori. This was then led by the conversion of forest, scrub and wetlands into farms.

1900 - 1930**THE RISE OF AGRICULTURE AND THE GROWTH OF RURAL COMMUNITIES**

The growth of farming and agricultural industries required large supporting rural populations which led to the growth of settlements to service the rural economy and connect produce to local and international markets and trading centres, in Hamilton and Auckland, predominantly by river and rail.

**1930 - 1980****MECHANISATION AND THE GROWTH OF INDUSTRY**

The rise of mechanised machinery for rural and industrial purposes and the widespread use of private vehicles led to the development of a significant roading network to service the rural economy favouring road over rail; the conversion of dry-stock farms to dairying; and the establishment of large mining and power generation operations in the district. These changes prompted the start of the de-population of our rural areas and the urbanisation of the main centres.

1980 - 2000**URBANISATION**

Economic reforms of the 1980s removed government subsidies from farming and changed international trade dynamics which created a more competitive environment for farming to operate in. This led to further de-population of rural towns and settlements, necessitated increased farm sizes in order to remain competitive, and saw the consolidation of populations in the main centres such as Hamilton and Auckland, where more employment opportunities existed. By the mid-1990s the motorway network began to be constructed south from Auckland, which started to by-pass many of the small service towns along the route.

**2000 - 2010****RURAL REVIVAL**

During the early 2000s a return to rural areas occurred in the form of peri-urban development. This began to revive some rural settlements as people chose to live in the country and to commute to the main centres for work. This led to ad-hoc growth patterns and the fragmentation of productive farms. By the late 1990s and early 2000s the farming sector had largely re-adjusted to the new economic environment, bolstered by strong demand internationally for its dairy products.

2010 - 2020**THE GROWTH OF OUR TOWNS**

High immigration coupled with increased internal migration patterns and overseas investment led to significant growth in Auckland and rising property prices. Whilst initially causing a two-speed economy, Auckland and the rest of the country, an overflow effect on Hamilton and the Waikato district began to be experienced. Over a decade this eventually led to rapid growth in Pokeno and Te Kauwhata, as well as development pressures elsewhere in the district, which has rarely been seen in recent decades.



02.0

OUR OPPORTUNITIES AND WHAT WE MUST TREASURE.

02.1

**OUR
NATURAL ENVIRONMENT**

The district's natural features and constraints create Waikato's identity and make it a special place to live, work and play. Important features of the natural environment include the Waikato River and its tributaries; the Waipa River; numerous lakes and wetlands; coastlines; steep hill country and inland range landscapes; and distinctive gully systems. Areas of particular landscape value are identified as outstanding natural features and outstanding natural landscapes, which include significant amenity landscapes. Those with particular terrestrial ecological value are identified as significant natural areas and the district is taking measures to provide and protect these areas under the district plan review.

There is an opportunity to promote, protect and enhance these ahead of and during the course of development, through targeted restoration efforts. Ecological enhancement such as restoration planting can enhance amenity values and is supported through the districts Conservation Strategy.

02.3

**OUR
PEOPLE**

The district has a diverse socio-economic demographic comprising some of the lowest socio-economic communities in New Zealand contrasted with some of the most affluent. This diversity is reflected in the unique identity of our settlements.

Some parts of the district have had static population growth and historically declining economic and social indicators and high deprivation, whereas others have experienced the opposite. Future growth, development and investment choices must respond to these trends and be facilitated in a way which promotes the advancement of the more disadvantaged through housing, employment and education choices and opportunities. Land-use planning, infrastructure provision and services have a key role to play in helping to promote increased wellbeing in the district.

The backbone of our district are the rural hinterlands and villages, where people are engaged in New Zealand's primary industries. For the district to grow and succeed rural communities need to be supported and have certainty around future land use patterns, so they can continue sustainably.

02.2

**OUR
RICH SOILS & LANDSCAPES**

The Waikato district contains large areas of high-class soils which have been the cornerstone of the rural economy. Large sites with high-class soils that have not been significantly fragmented, should be protected from further subdivision and development to ensure economic viability and productivity for the rural environments. This highlights the importance of the horticultural and agricultural sectors and their supporting industries. This is key to support the protection and sustainability of our local and national food supply.

Areas around the Waikato River and other water bodies, including coastlines, are flood-prone and subject to inundation hazards. Topographic issues also affect the district significantly with steep hill country and ranges in many parts. These constraints restrict the development of land in the district and generally confine areas for future growth in and around existing settlements and means that we need to consider a more compact growth pattern in the future.

02.4

**OUR
CLIMATE**

Our climate is changing and we are experiencing more frequent adverse weather events which impact our landscapes. These weather events pose a hazard to communities, property and council infrastructure in the district. It is critical that we take steps to ensure that our people, property and infrastructure are more resilient to the effects of a changing climate, and that we adapt how we live to help reduce the effects of climate change. This means using our natural and physical resources more sustainably, protecting what we have and considering our impact on the environment as we grow and develop. Restricting development to appropriate areas means not having to defend against hazards such as flooding and coastal inundation. This topic will be covered as part of Council's Stage 2 District Plan Review.

02.5

**OUR
RURAL ENVIRONMENT**

The rural environment, including rural villages, are and will continue to be a central focus and integral part of our district. The rural environment and rural villages make a significant contribution towards the district's economy. It is important to continue to protect the rural economy and the soils that support activities within the rural environment. Waikato 2070 supports protecting outstanding landscapes, significant natural areas and rural amenity through sustainable farming practices. Lifestyle opportunities are also provided for within the rural environment in the Waikato district. These must be managed carefully with an evidence-based approach in the future to help better maintain and sustain the rural environment.

02.7

**OUR
TRANSPORT**

The Waikato Expressway (SH1), State Highway 2 and the North Island Main Trunk (NIMT) rail line run through the district. These critical transport corridors have shaped the district and bisect many of the district's towns and settlements along the route. Future development of these corridors and the provision of improved public transport (road, river and rail) can leverage off these assets to help connect the district regionally, nationally and internationally. Public transport and commuter trails must be utilised to open up a range of areas that connect our people to jobs and community assets throughout our district and region. Furthermore, the Walkways, Cycleways & Bridle Trails Strategy provides additional connections and access to nature and tourism opportunities through off-road linkages.

02.6

**OUR
CULTURE**

The Waikato is rich in Maori history, the home of Kiatinga and with ties to many iwi. Tangata Whenua holds a significant physical and cultural relationship with the Waikato district. Tangata Whenua recognises the need to protect and provide for land, water, waahi tapu and other taonga. It is important to acknowledge Tangata Whenua as kaitiaki within the Waikato district, who endeavour to sustainably utilise resources and actively practice tikanga, to ensure that future generations are not deprived. Growth of the district will be strengthened by strong partnerships with iwi and hapu and reflecting the Tangata Whenua values and aspirations within this strategy.

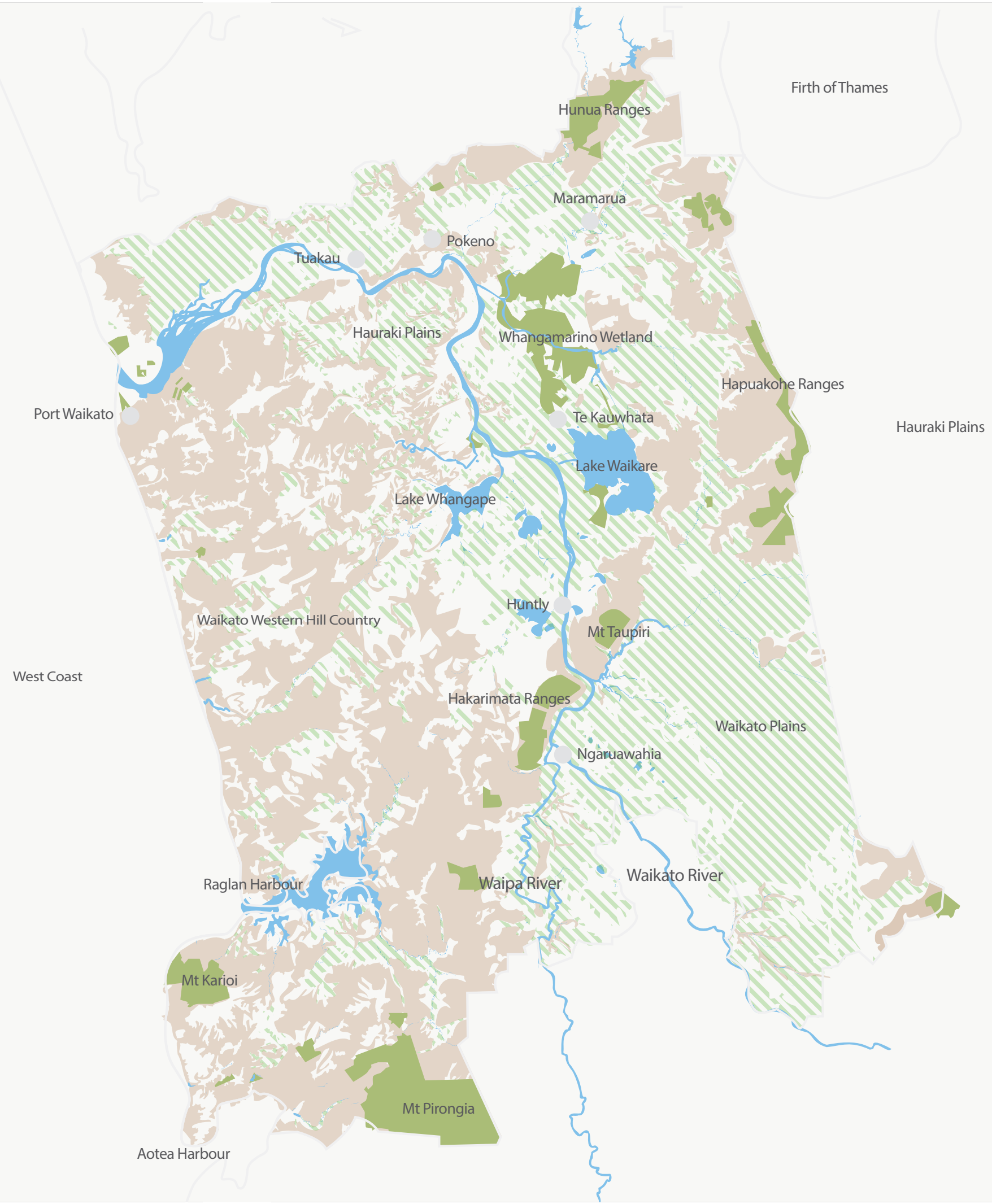
The district is also home to other cultures which started with the migration of Pakeha leading to a bi-cultural district, and has expanded into a multi-cultural community over time. The influence of multiple cultures now provides a range of benefits exposing our communities to different languages, traditions, religions, arts, history, cuisine and sports. As the world becomes more of a global village, these cultures give us business opportunities and the potential for exports into new markets.

02.8

**OUR
ECONOMY**

The district has some key industry sectors that provide ongoing employment opportunities and wealth creation. These need to be protected, built on and promoted, including the rural sector. New industrial areas and activities need to be identified and promoted in and around our towns to help diversify the district's economy and provide employment opportunities for our communities. Without new employment opportunities to match our growing population the district risks becoming a dormitory commuter district with people travelling to Auckland, Hamilton and Tauranga for work and services, which will have negative long term impacts on our communities.

NATURAL ENVIRONMENT





03.0

FOCUS AREAS.

**03.1
GROW OUR
COMMUNITIES**

Blueprint initiative: 4, 5, 7, 8

**03.2
BUILD OUR
BUSINESSES**

Blueprint initiative: 6

**03.3
EMBRACE
OUR IDENTITY**

Blueprint initiative: 1, 2, 3

**03.4
EMPOWER
OUR PEOPLE**

Blueprint initiative: 9



03.1

GROW OUR COMMUNITIES

DIRECTION	IMPLEMENTATION
Deliver well-planned and people-friendly communities	<ol style="list-style-type: none"> 1. Develop a quality urban form with high amenity villages and urban environments while being aware of historic heritage, landscapes and the natural environment. 2. Support regeneration of our town centres and encourage quality in-fill developments around our future mass transit stations. 3. Support rural communities by maintaining services and enabling innovative initiatives. 4. Invest in place-making activities across communities including historic heritage sites, greenways, blue/green networks, walkways, cycleways, bridle trails, and open spaces and streetscape/public space improvements that promote connectedness. 5. Enable that higher density development (up to four storeys) in town centres. 6. Ensure our towns offer employment and housing choice. 7. Avoid development that leads to social isolation. 8. Ensure that our communities have easy access to infrastructure and services. 9. Well-situated and appropriately designed passive and active recreation areas. 10. Strengthen collaboration with communities to develop areas in line with their aspirations identified in the Waikato District Council Blueprints.
Promote sustainable and cost-effective land-use patterns	<ol style="list-style-type: none"> 1. Take leadership and build our district to respond to climate change and help mitigate its effects. 2. Stage development and be adaptable to future growth scenarios. 3. Integrate land-use and transport to make better use of infrastructure and our transport connections, while interacting and protecting the environment. 4. Leverage existing transport networks, including walking and cycling infrastructure, and identify and protect sites and areas from future development. 5. Protect strategic sites, corridors and areas for future development. 6. Locate future development to capitalise on existing serviced network infrastructure and facilities of towns. 7. Ensure connectivity and integration of greenfield development to existing built-form (street-block design). 8. Encourage rural areas and villages to explore ways to remain sustainable.

03.2

BUILD OUR BUSINESSES

DIRECTION	IMPLEMENTATION
Support existing businesses to grow and attract new businesses to the district	<ol style="list-style-type: none"> 1. Build on existing industrial clusters and promote the clustering of complementary businesses. 2. Identify and develop new strategically-located industrial clusters for secondary industries. 3. Create ease of access pathways and incentives for investors to locate in the district. 4. Strengthen collaboration and engagement with businesses. 5. Identify new areas for service industries to locate and expand while taking into account the local environment. 6. Support primary industries which underpin the Waikato economy. 7. Recognise and promote the role that agriculture, horticulture and primary industries have within the district. 8. Encourage rural industrials to support sustainable rural communities and areas. 9. Ensure that businesses have access to social and physical infrastructure and services. 10. Create regional and local skills development training for our people (build people capital). 11. Develop business and economic relationships to support the community aspirations as identified in the Waikato District Council Blueprints.
Help deliver inclusive growth	<ol style="list-style-type: none"> 1. Lead, support and coordinate initiatives focused on growing economic development activities for businesses within the district. 2. Adapt and respond promptly to changing business needs. 3. Link central and regional government initiatives to businesses. 4. Create economic and social opportunities that ensure our young people have access to employment and social activities that build a future in the district. 5. Grow and develop the social and economic potential of social enterprise. 6. Facilitate stronger communities and business partnerships using Open Waikato. 7. Promote the development of a diversified economy and increase employment opportunities in knowledge-based sectors.

03.3

EMBRACE OUR IDENTITY

DIRECTION	IMPLEMENTATION
Promote our culture	<ol style="list-style-type: none"> 1. Continue to partner with local iwi to help realise their social, cultural, economic and environmental aspirations. 2. Build on the Open Waikato initiative to promote the district, especially the rural productive resources. 3. Support tourism development and work with tourism agencies and the community to promote the district's diverse culture. 4. Embrace the diversity of the cultures and history within the district through tourism opportunities.
Celebrate our history	<ol style="list-style-type: none"> 1. Protect our natural, cultural and built historic heritage. 2. Ensure that new developments and re-development retain and reflect the history of the area and sites. 3. Support tourism development and work with tourism agencies and the community to promote the district's history.
Protect our environment	<ol style="list-style-type: none"> 1. Encourage iwi and hapuu to identify with their culture and the environment. 2. Encourage communities to be stewards of their environment. 3. Encourage sustainable and resilient land use patterns that focus development in our key towns which are well connected and serviced by amenities. 4. Promote ecological and environmental protection and restoration. 5. Restrict residential development in areas at risk from natural hazards. 6. Encourage and assist communities to adapt to climate change and to manage and adapt to its effects on the environment. 7. Encourage land uses that utilise our highly productive land by promoting agriculture production and restrict those uses that reduce them and diminish their quality or the landscape. 8. Restrict multi-lot residential subdivision in rural areas outside of identified growth areas. 9. Cluster industrial activities in industrial zones and restrict them in rural areas. 10. Encourage all industries to utilise environmental best practices.

03.4

EMPOWER OUR PEOPLE

DIRECTION	IMPLEMENTATION
Increase capability and capacity	<ol style="list-style-type: none"> 1. Develop capability programmes to support community leaders to grow their ability to deliver community initiatives. 2. Create opportunities for communities to determine and lead improvement initiatives for their local areas in accordance with their local area Blueprints and community plans. 3. Collaborate with health, social, and education agencies to ensure that opportunities for our growing communities are not missed. 4. Connect communities with agencies to help improve opportunities and outcomes. 5. Invest time and resources in community leaders to ensure sustainable programmes for youth engagement. 6. Educate and develop the communities' capabilities to adapt to climate change. 7. Develop partnerships with iwi and hapuu that incorporate tangata whenua values, principles and aspirations.
Build a resilient local workforce	<ol style="list-style-type: none"> 1. Identify skill requirements for the future workforce and champion training programmes to support this. 2. Create pipelines of opportunity for all sectors of society to access training and employment opportunities. 3. Ensure that there are pathways for training and employment opportunities within new and existing businesses within the district. 4. Promote our young people as a future workforce. 5. Assist industries in building stronger relationships with education and training providers.



04.0

IDENTIFYING WHERE AND WHEN GROWTH CAN OCCUR.

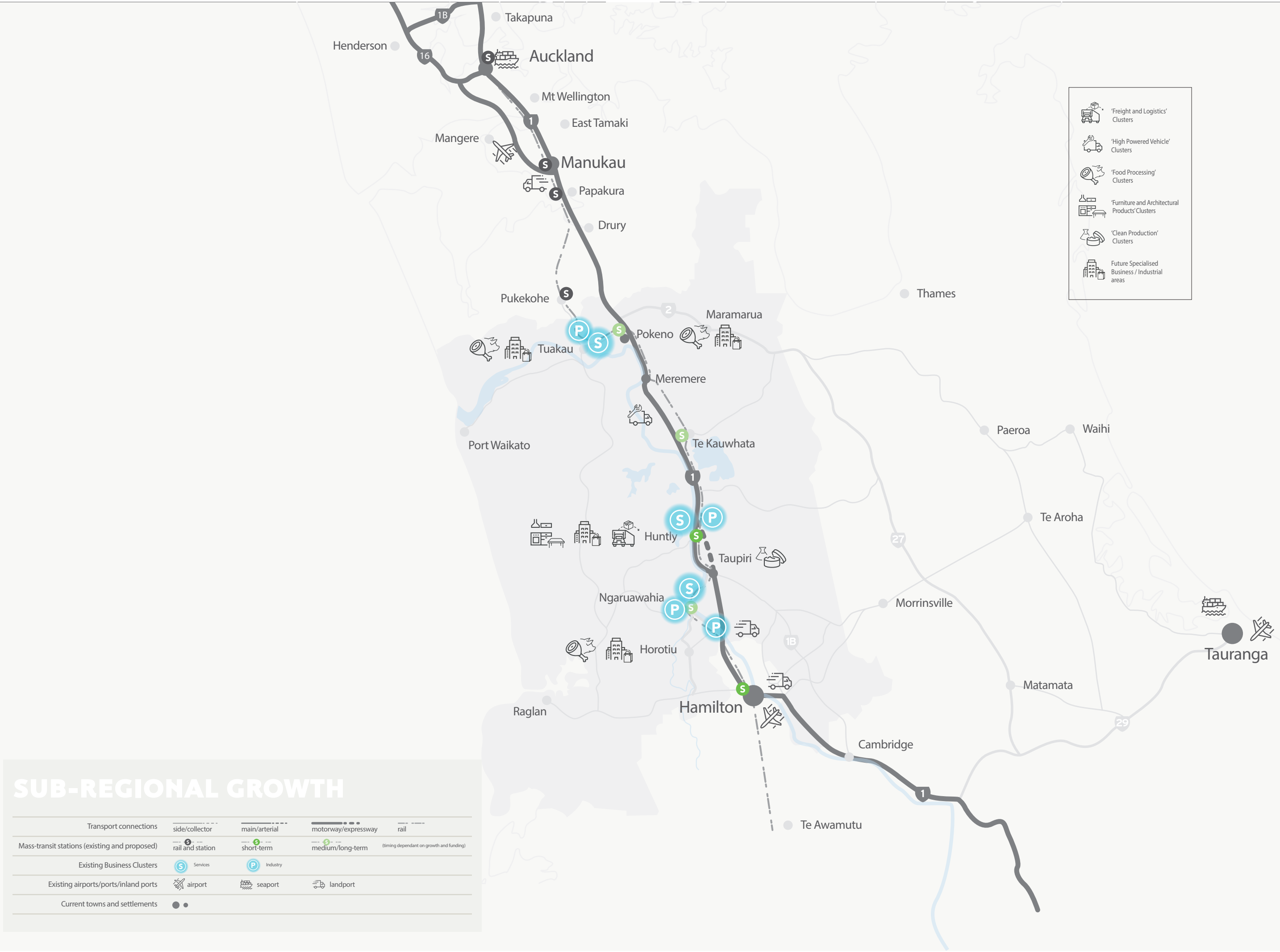
The following section details spatially where and when development (residential and employment) can occur in the district, aligned to our four Focus Areas*.

Some areas in the district have a strong capacity to support future growth due to their location, environment and infrastructure. It is important to note that growth areas are subject to further investigations, which will analyse the funding servicing and infrastructure provision required to support the growth areas identified. Other areas of the district have significant constraints to growth and are therefore not suitable for further growth and development (these have not been identified in this strategy).

Areas identified for future growth, in some cases, include areas already zoned under the Operative District Plan (2013) or are proposed for re-zoning under the Proposed District Plan (2018).

*Refer section 03.0

Note: 'Current Population' figures are based on Statistics NZ 2018 Census estimates. 'Possible Future Population' is based on Statistics NZ population projections and development capacity of towns as set out in the following development plans.



- 'Freight and Logistics' Clusters
- 'High Powered Vehicle' Clusters
- 'Food Processing' Clusters
- 'Furniture and Architectural Products' Clusters
- 'Clean Production' Clusters
- Future Specialised Business / Industrial areas

SUB-REGIONAL GROWTH

Transport connections	side/collector	main/arterial	motorway/expressway	rail
Mass-transit stations (existing and proposed)	rail and station	short-term	medium/long-term <small>(timing dependant on growth and funding)</small>	
Existing Business Clusters	Services	Industry		
Existing airports/ports/inland ports	airport	seaport	landport	
Current towns and settlements				

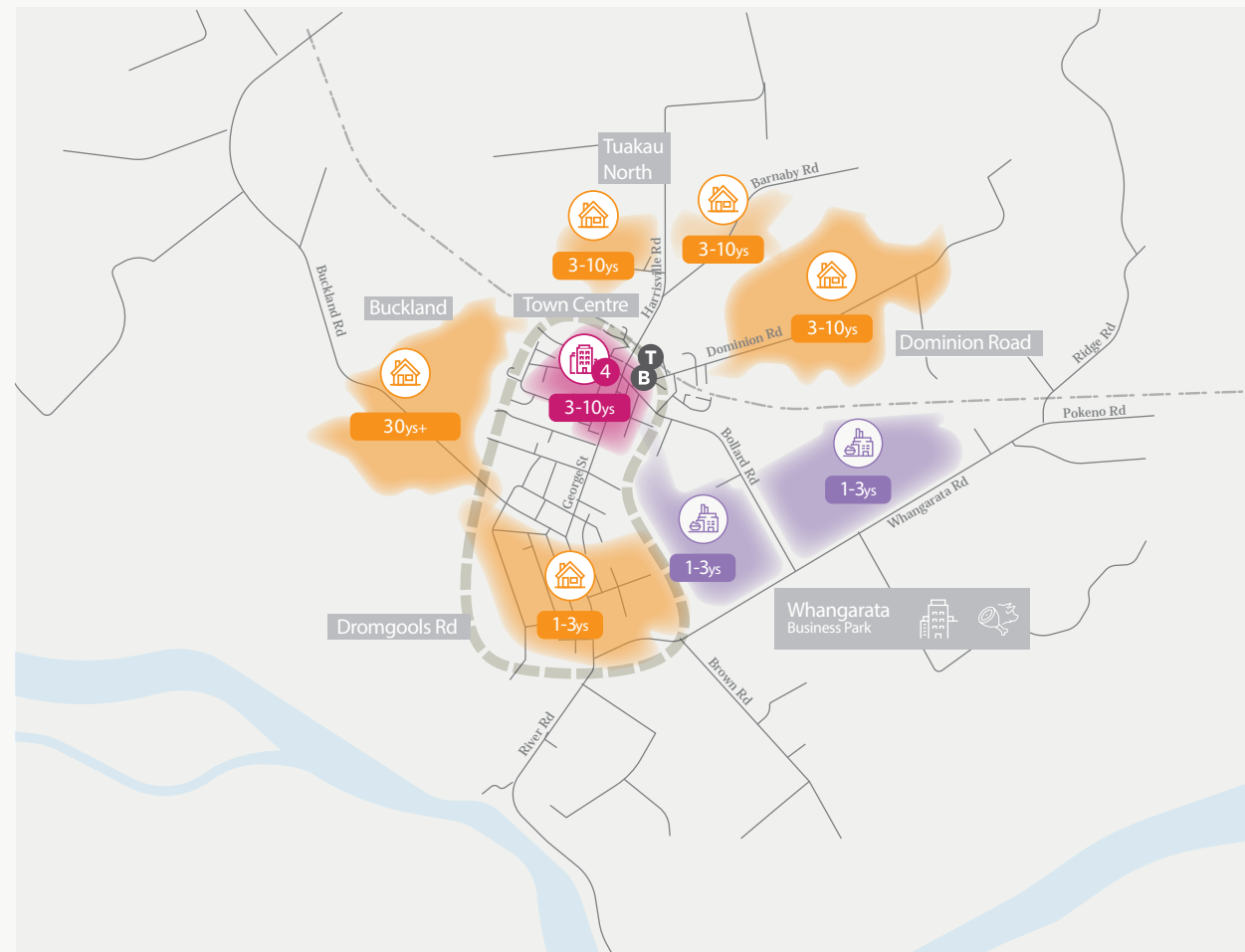
04.1

TUAKAU DEVELOPMENT PLAN 50-YEARS



LOCATION: TUAKAU IS LOCATED CLOSE TO THE BANKS OF THE WAIKATO RIVER, NEAR THE NORTHERN BOUNDARY OF THE WAIKATO DISTRICT, A 10-MINUTE DRIVE FROM THE POKENO INTERCHANGE OF SH1, AND ON THE RAIL LINE BETWEEN PUKEKOHE AND POKENO.

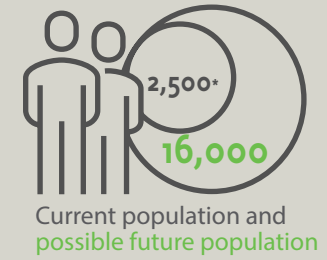
Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct	
Development time-frame	1-3ys, 3-10ys, 10-30ys, 30ys+	1-3ys, 3-10ys, 10-30ys, 30ys+	1-3ys, 3-10ys, 10-30ys, 30ys+	1-3ys, 3-10ys, 10-30ys, 30ys+	1-3ys, 3-10ys, 10-30ys, 30ys+
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)
Possible future mass-transit	train station	bus station			
Priority growth & investment zone					



*BASED ON STATS NZ 2018 ESTIMATES

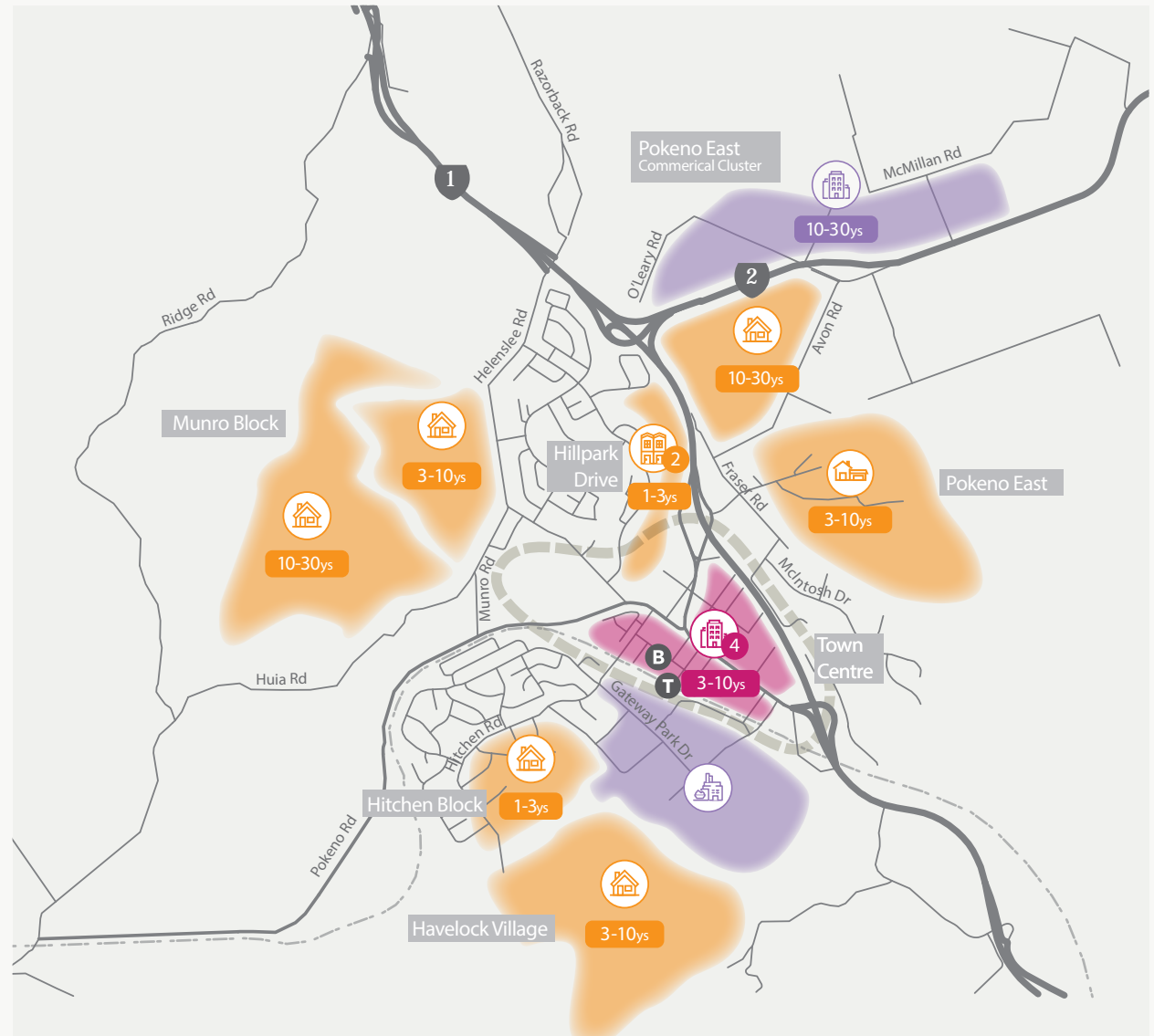
04.2

POKENO DEVELOPMENT PLAN 50-YEARS



LOCATION: POKENO IS LOCATED NORTH OF THE WAIKATO RIVER, NEAR THE NORTHERN BOUNDARY OF THE WAIKATO DISTRICT, AT A SH1 INTERCHANGE, NEAR THE JUNCTION WITH SH2, AND ON THE RAIL LINE BETWEEN TUAKAU AND MERCER.

Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct	
Development time-frame	1-3ys, 3-10ys, 10-30ys, 30ys+	1-3ys, 3-10ys, 10-30ys, 30ys+	1-3ys, 3-10ys, 10-30ys, 30ys+	1-3ys, 3-10ys, 10-30ys, 30ys+	1-3ys, 3-10ys, 10-30ys, 30ys+
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)
Possible future mass-transit	train station	bus station			
Priority growth & investment zone					



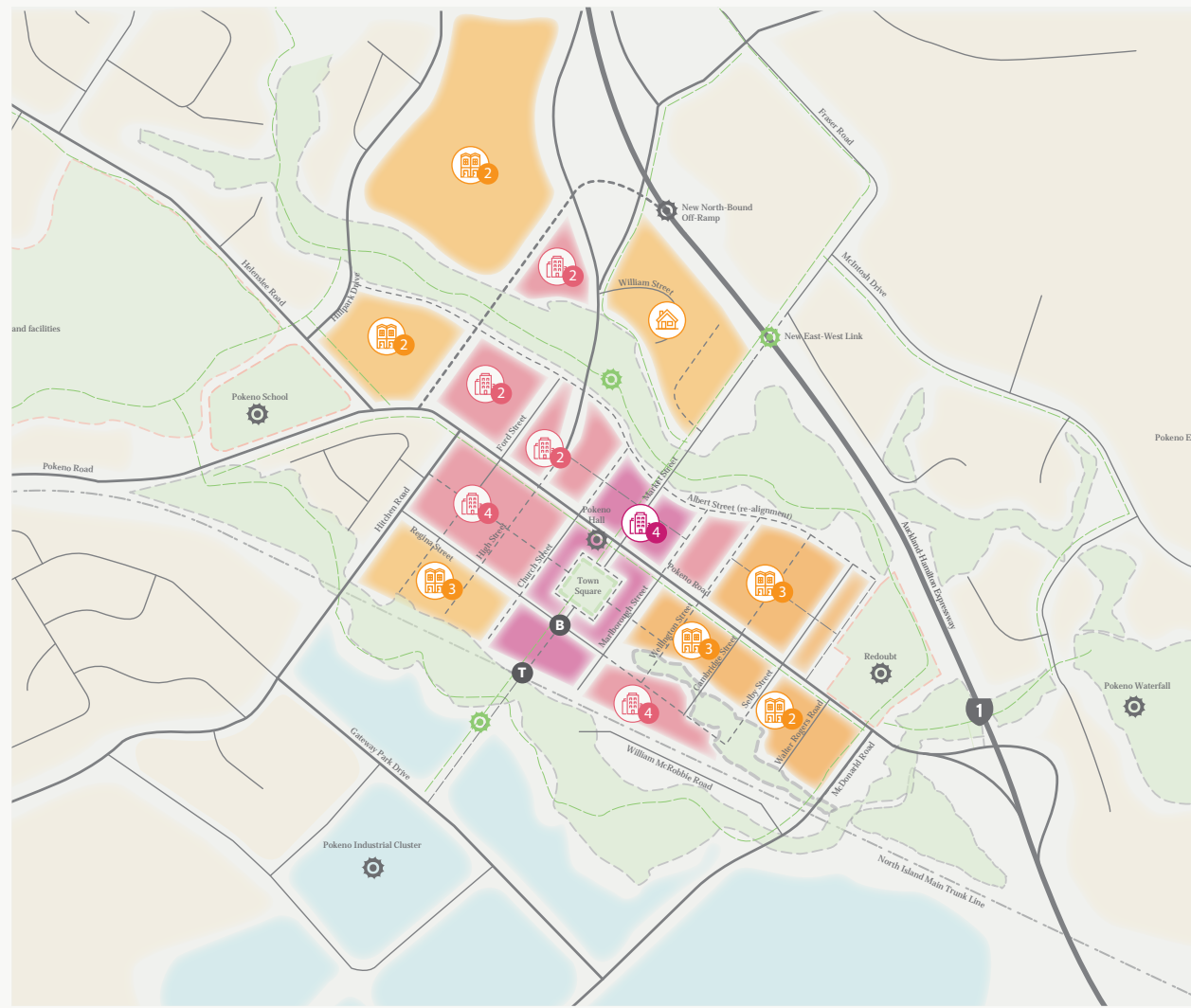
*BASED ON STATS NZ 2018 ESTIMATES

04.3

POKENO TOWN CENTRE PLAN 50-YEARS

LOCATION: POKENO TOWN CENTRE IS SITUATED BETWEEN SH₁ AND THE RAIL LINE. RE-DEVELOPMENT OF THE TOWN CENTRE IS REQUIRED TO ADDRESS RAPID GROWTH WHILE SUPPORTING THE SOCIAL, CULTURAL AND ECONOMIC WELLBEING OF THE COMMUNITY.

Roads/proposed roads/laneways	side/collector	main/arterial	highway	laneway	rail
Open Spaces (incl. different types)	Utility (sports/neighbourhood)	Civic Park	Ecological	Multi use (institutional)	
Walking/cycling links	walking/cycling				
Activity zones (business/residential etc)	residential	commercial	town centre/mixed use		
Building heights and residential lot size	Commercial (levels)	Town Centre (levels)	Town house (levels)	Residential lot size (standalone)	
Rivers/streams/lakes					
Future possible mass-transit	train station	bus station			
Key sites	Mixed-use redevelopment	New walking/cycling connections	Existing key sites		

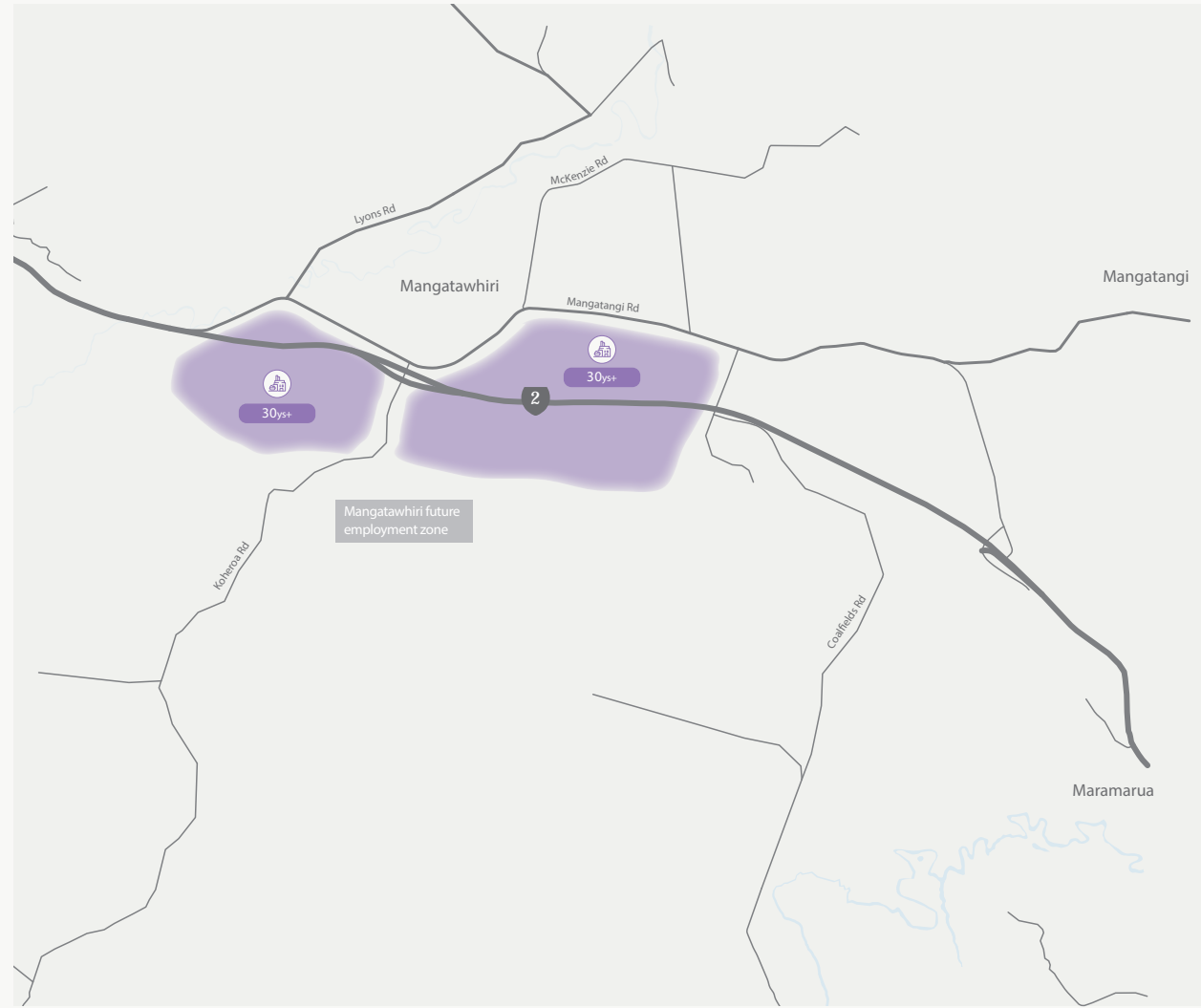


04.4

MANGATAWHIRI & MANGATANGI DEVELOPMENT PLAN 50-YEARS

LOCATION: MANGATAWHIRI AND MANGATANGI ARE SITUATED ON SH₂ AND WITHIN CLOSE PROXIMITY TO SH₁, POKENO AND THE WAIKATO EXPRESSWAY. THEY HAVE BEEN IDENTIFIED AS POSSIBLE FUTURE STRATEGIC SITES FOR INDUSTRIAL DEVELOPMENT AND SHOULD BE SAFEGUARDED FOR FUTURE USE.

Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail			
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct				
Development time-frame	1-3y	3-10y	10-30y	30y+	1-3y	3-10y	10-30y	30y+
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)			
Possible future mass-transit	train station	bus station						
Priority growth & investment zone								



04.5

MEREMERE, MERCER & HAMPTON DOWNS DEVELOPMENT PLAN 50-YEARS

LOCATION: MERCER IS SITUATED SOUTH OF POKENO BESIDE THE BANKS OF THE WAIKATO RIVER AND EXTENDS OVER STATE HIGHWAY 1. MERCER CONSISTS OF A RESIDENT COMMUNITY AND SUPPORTS THE WIDER DISTRICT AND REGION WITH ITS SERVICE AREA AND VARIOUS INDUSTRIAL/COMMERCIAL ACTIVITIES.

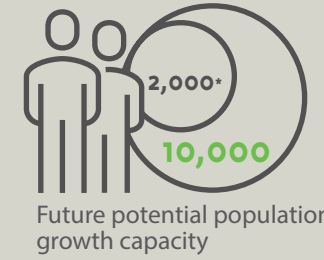
MEREMERE IS LOCATED NORTH OF TE KAUWHATA BETWEEN STATE HIGHWAY 1 AND THE WHANGAMARINO WETLAND. HAMPTON DOWNS IS LOCATED BETWEEN SH1 AND THE WAIKATO RIVER.

Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail			
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct				
Development time-frame	1-3ys	3-10ys	10-30ys	30ys+	1-3ys	3-10ys	10-30ys	30ys+
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)			
Possible future mass-transit	train station	bus station						
Priority growth & investment zone	[shaded area]							



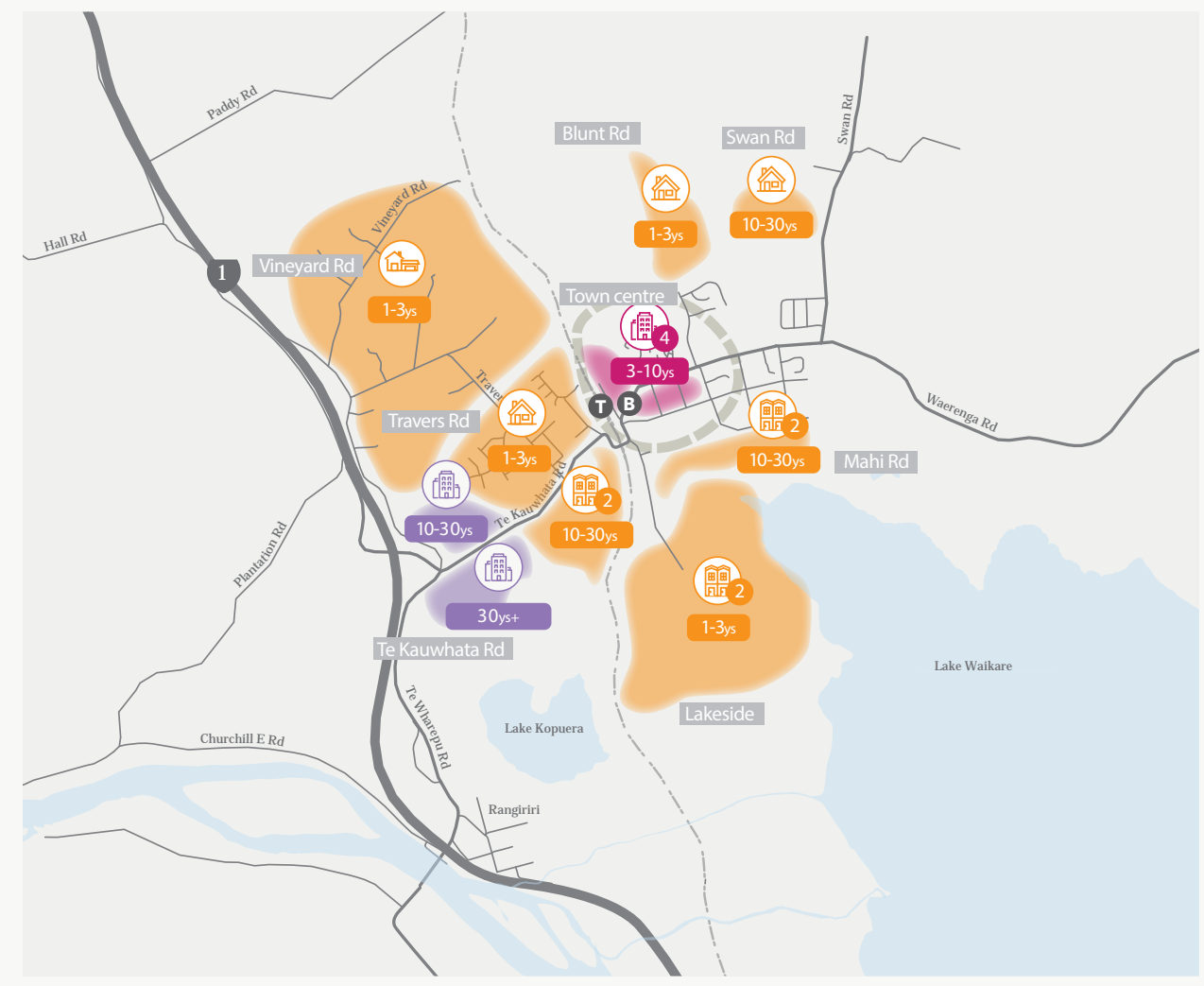
04.6

TE KAUWHATA DEVELOPMENT PLAN 50-YEARS



LOCATION: TE KAUWHATA IS SITUATED AT THE NORTHERN END OF LAKE WAIKARE, AND SOUTH OF THE WHANGAMARINO WETLAND. THE TOWN IS LOCATED TO THE EAST OF SH1 AND ACCESSED BY AN INTERCHANGE. IT IS LOCATED ON THE RAIL LINE BETWEEN MEREMERE AND OHINEWAI.

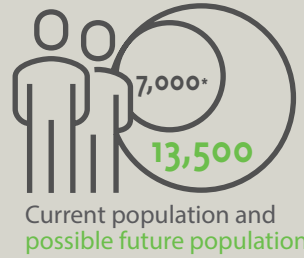
Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail			
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct				
Development time-frame	1-3ys	3-10ys	10-30ys	30ys+	1-3ys	3-10ys	10-30ys	30ys+
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)			
Possible future mass-transit	train station	bus station						
Priority growth & investment zone	[shaded area]							



*BASED ON STATS NZ 2018 ESTIMATES

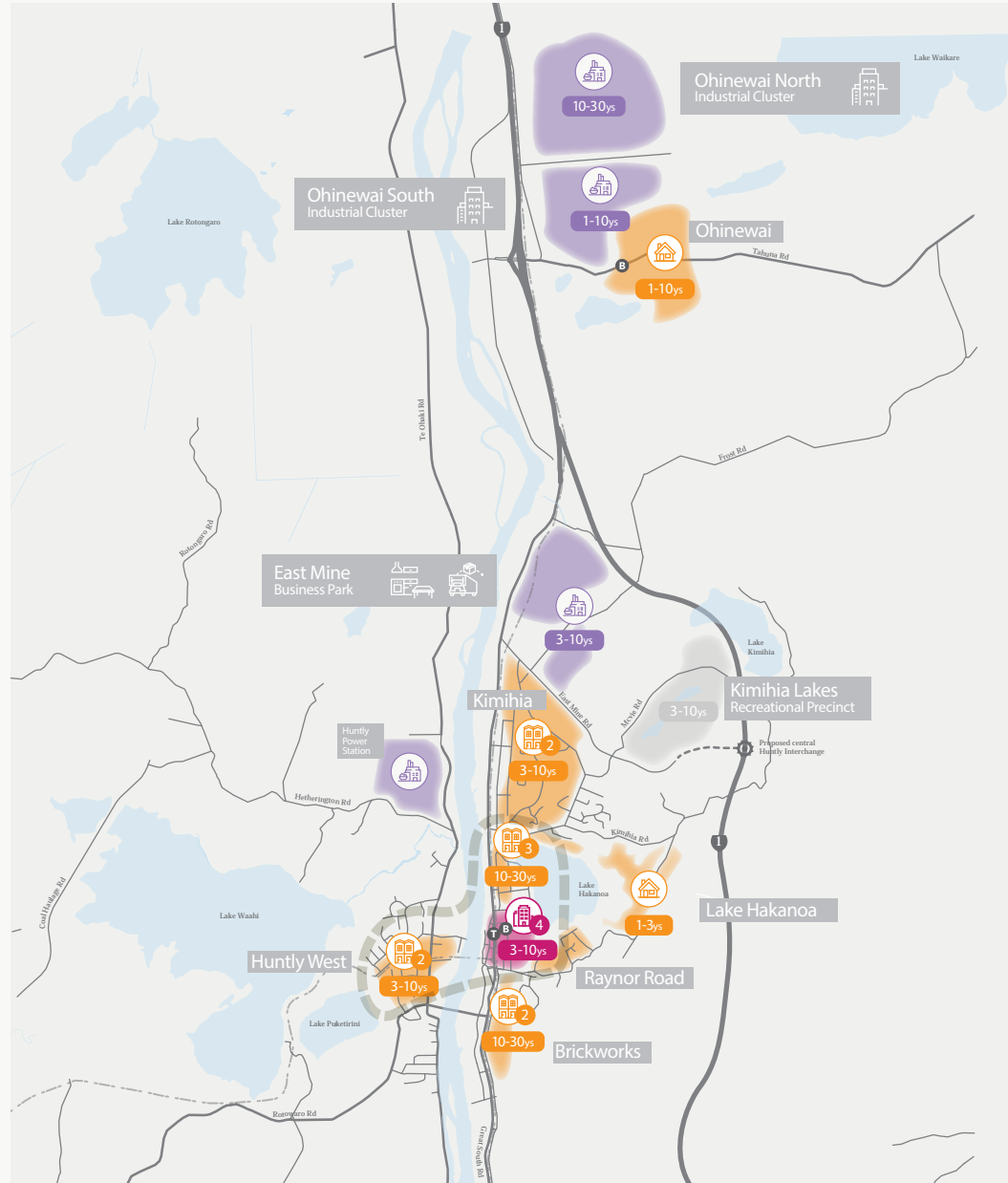
04.7

HUNTLY & OHINEWAI DEVELOPMENT PLAN 50-YEARS



LOCATION: HUNTLY IS LOCATED ON THE BANKS OF THE WAIKATO RIVER, AT AN INTERCHANGE OF SH1, AND ON THE RAIL LINE BETWEEN OHINEWAI AND TAUPIRI. THE COMMERCIAL, INDUSTRIAL AND RESIDENTIAL AREAS OF THE TOWN ARE BISECTED BY THE RIVER, SH1, AND THE RAILWAY.

Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct	
Development time-frame	1-3ys	3-10ys	10-30ys	30ys+	1-3ys
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)
Possible future mass-transit	train station	bus station			
Priority growth & investment zone	[Shaded area]				



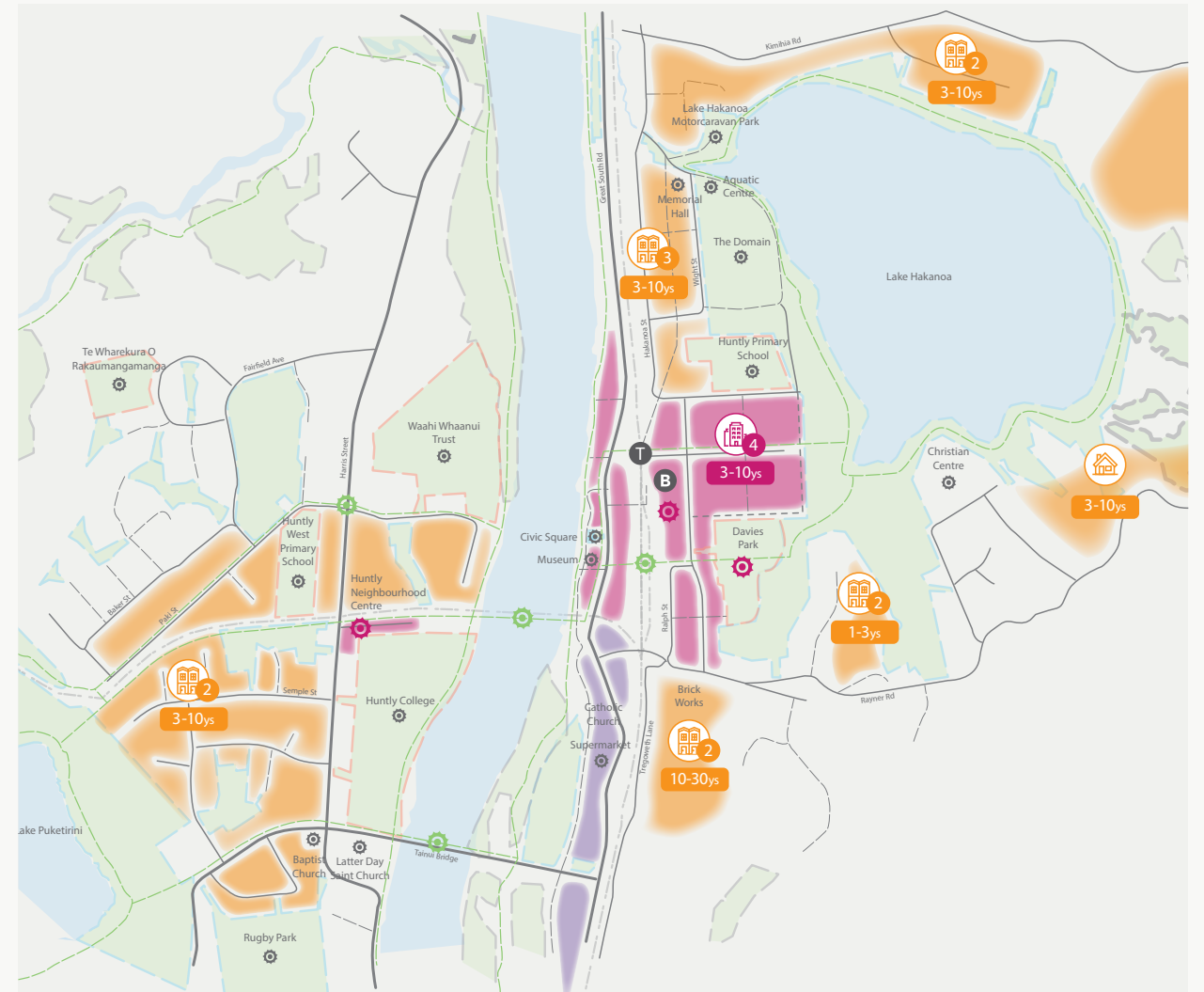
*BASED ON STATS NZ 2018 ESTIMATES

04.8

HUNTLY TOWN CENTRE PLAN 50-YEARS

LOCATION: HUNTLY TOWN CENTRE IS SITUATED BETWEEN THE BANKS OF THE WAIKATO RIVER AND GREAT SOUTH ROAD AND IS IDENTIFIED AS AN AREA IN NEED OF RE-DEVELOPMENT TO SUPPORT THE SOCIAL, CULTURAL AND ECONOMIC WELLBEING OF THE COMMUNITY.

Roads/proposed roads/laneways	side/collector	main/arterial	highway	laneway	rail
Open Spaces (incl. different types)	Utility (sports/neighbourhood)	Civic Park	Ecological	Multi use (institutional)	
Walking/cycling links	walking/cycling				
Activity zones (business/residential etc)	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct	
Building heights and residential lot size	Industrial	Town Centre (mixed-use)	Townhouse/duplex/terraces (medium density)	Standalone dwelling (low density)	
Rivers/streams/lakes					
Future possible mass-transit	train station	bus station			
Key Sites	Mixed-use redevelopment	New walking/cycling connections	Existing key sites		



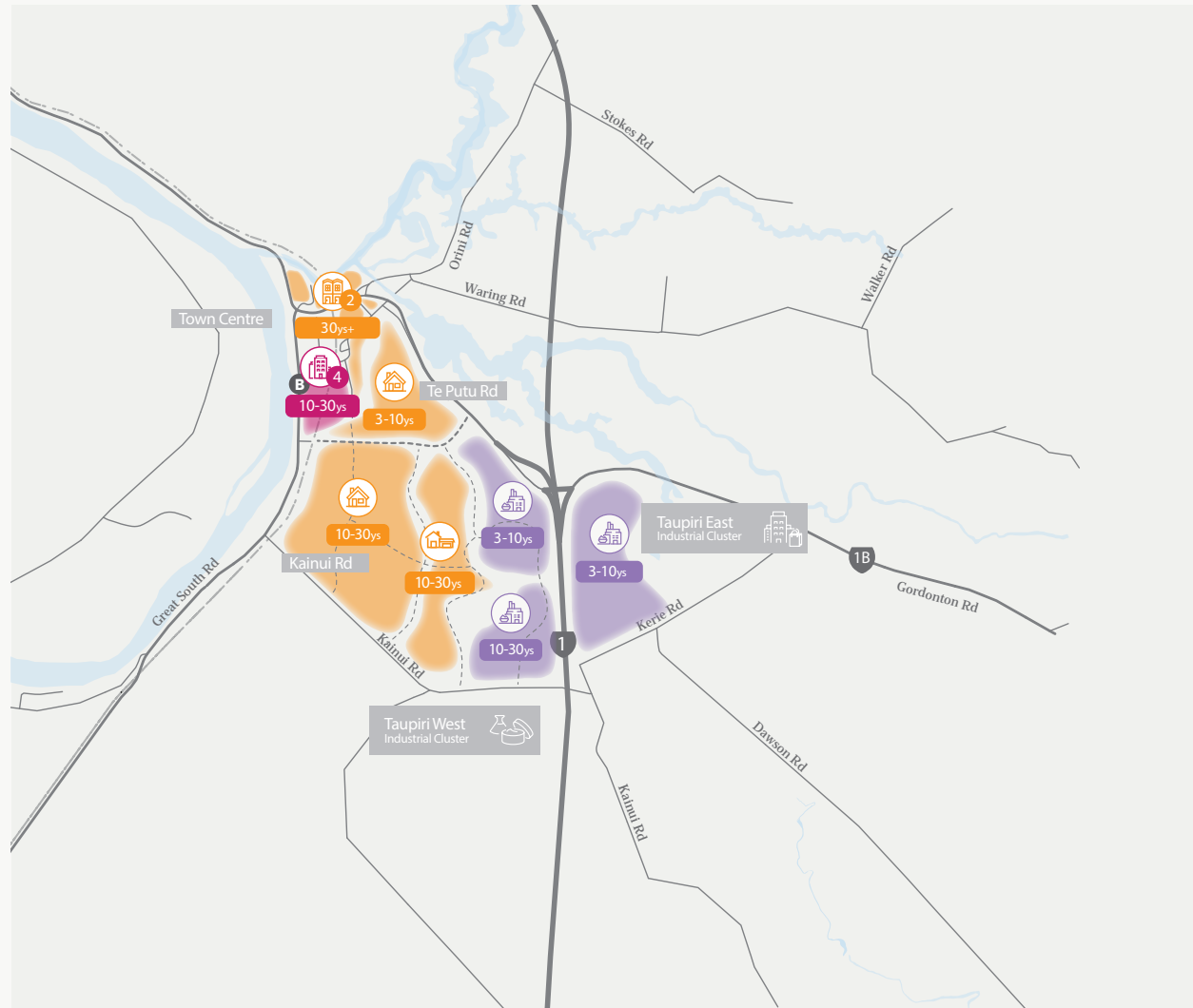
04.9

TAUPIRI DEVELOPMENT PLAN 50-YEARS



LOCATION: TAUPIRI IS LOCATED EAST OF THE WAIKATO RIVER AND THE HAKARIMATA RANGE, IS INTERSECTED BY THE CURRENT LOCATION OF SH1 AND SH1B, AND IS POSITIONED ON THE RAIL LINE BETWEEN HUNTLY AND NGARUAWAHIA.

Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail			
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct				
Development time-frame	1-3ys	3-10ys	10-30ys	30ys+	1-3ys	3-10ys	10-30ys	30ys+
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)			
Possible future mass-transit	--- T --- train station B --- bus station							
Priority growth & investment zone	■■■■■							



*BASED ON STATS NZ 2018 ESTIMATES

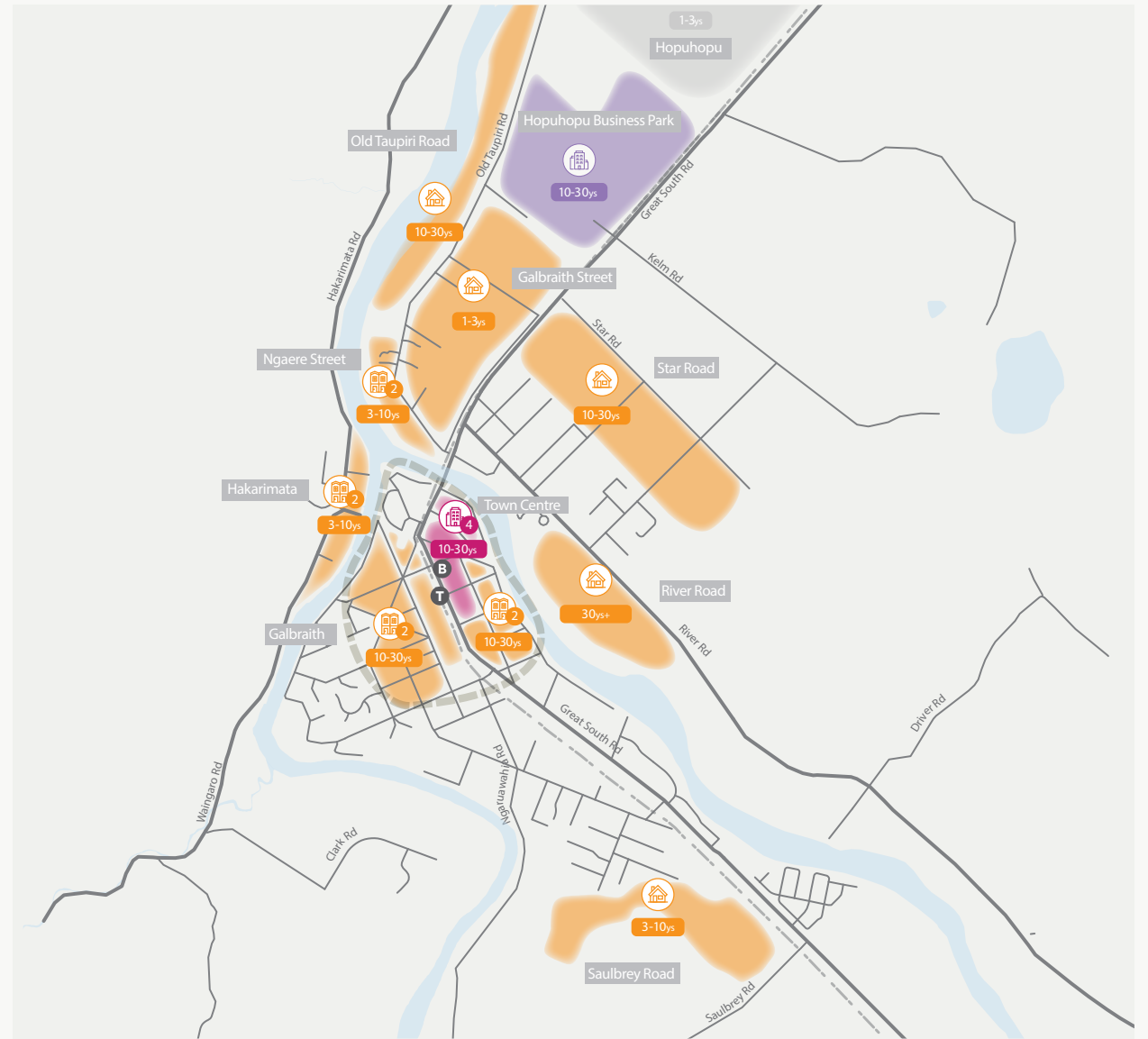
04.10

NGARUAWAHIA DEVELOPMENT PLAN 50-YEARS



LOCATION: NGARUAWAHIA IS LOCATED AT THE CONFLUENCE OF THE WAIKATO AND WAIPA RIVERS AND THE FOOT OF THE HAKARIMATA RANGE. NGARUAWAHIA CAN BE ACCESSED FROM SH1 VIA THE ROUNDABOUT AT TAUPIRI OR THE INTERCHANGE AT HOROTIU, AND IS LOCATED ON THE RAIL LINE BETWEEN TAUPIRI AND HOROTIU.

Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail			
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct				
Development time-frame	1-3ys	3-10ys	10-30ys	30ys+	1-3ys	3-10ys	10-30ys	30ys+
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)			
Possible future mass-transit	--- T --- train station B --- bus station							
Priority growth & investment zone	■■■■■							



*BASED ON STATS NZ 2018 ESTIMATES

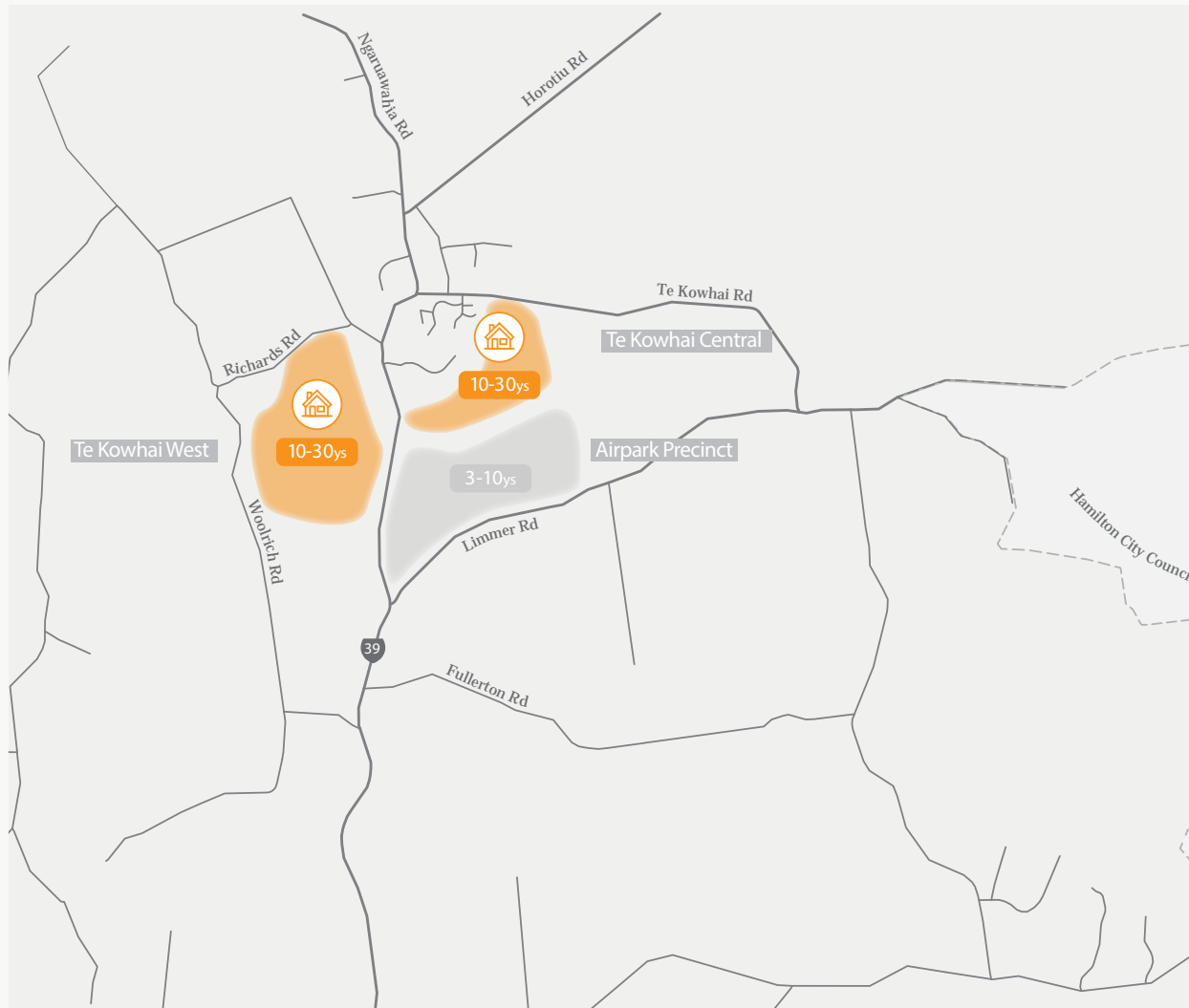
04.11

TE KOWHAI DEVELOPMENT PLAN 50-YEARS



LOCATION: TE KOWHAI IS LOCATED OFF SH39 ON HOROTIU ROAD, ABOUT 6KM SOUTHWEST OF HOROTIU, AND EAST OF THE WAIPA RIVER.

Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail			
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct				
Development time-frame	1-3ys	3-10ys	10-30ys	30ys	1-3ys	3-10ys	10-30ys	30ys
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)			
Possible future mass-transit	train station	bus station						
Priority growth & investment zone	[shaded area]							



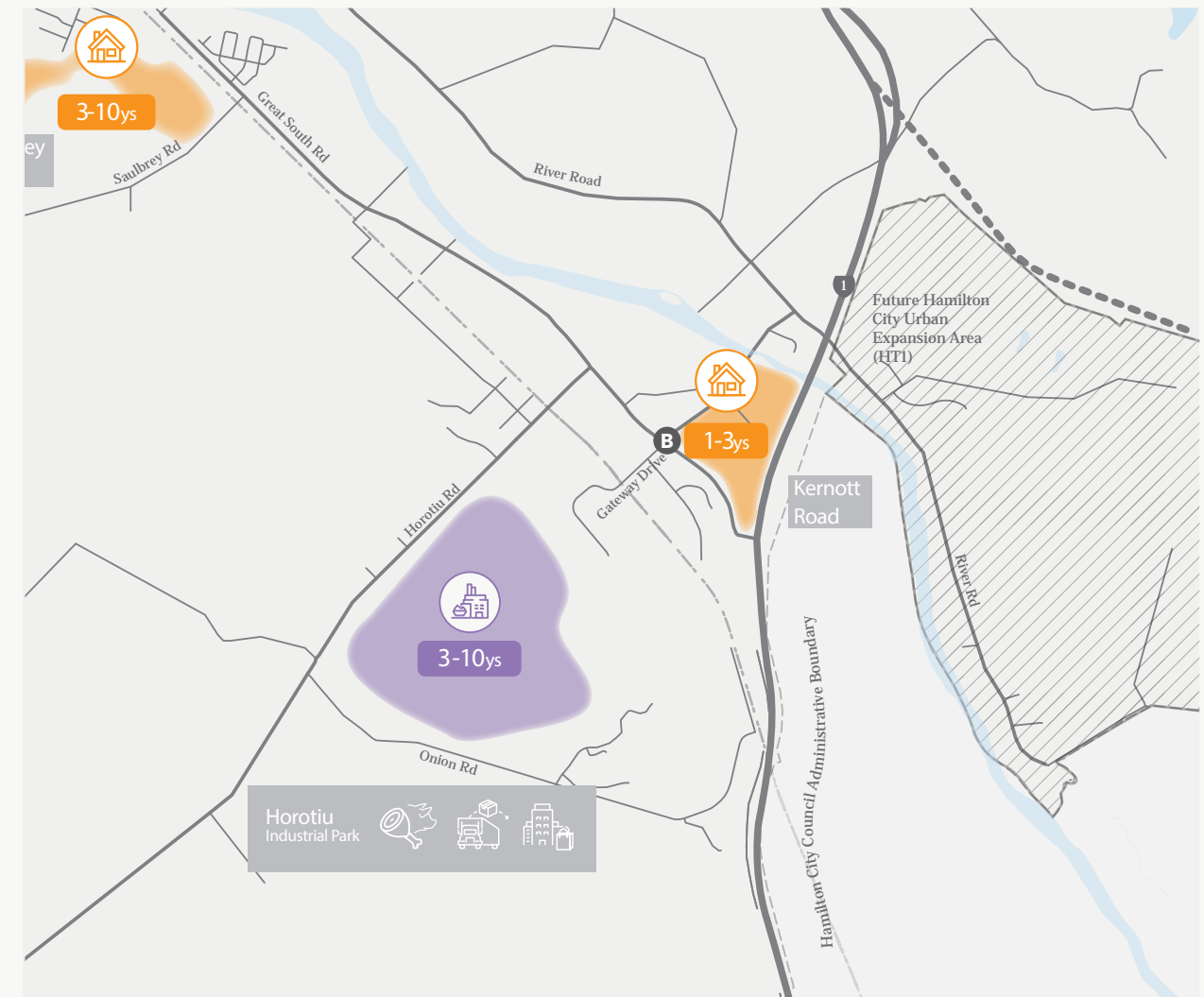
*BASED ON STATS NZ 2018 ESTIMATES

04.12

HOROTIU DEVELOPMENT PLAN 50-YEARS

LOCATION: HOROTIU IS LOCATED ADJACENT TO THE WAIKATO RIVER ON THE WESTERN BANK, IS ACCESSED BY SH1 INTERCHANGE, AND IS LOCATED ON THE RAIL LINE BETWEEN NGARUAWAHIA AND HAMILTON.

Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail			
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct				
Development time-frame	1-3ys	3-10ys	10-30ys	30ys	1-3ys	3-10ys	10-30ys	30ys
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)			
Possible future mass-transit	train station	bus station						
Priority growth & investment zone	[shaded area]							



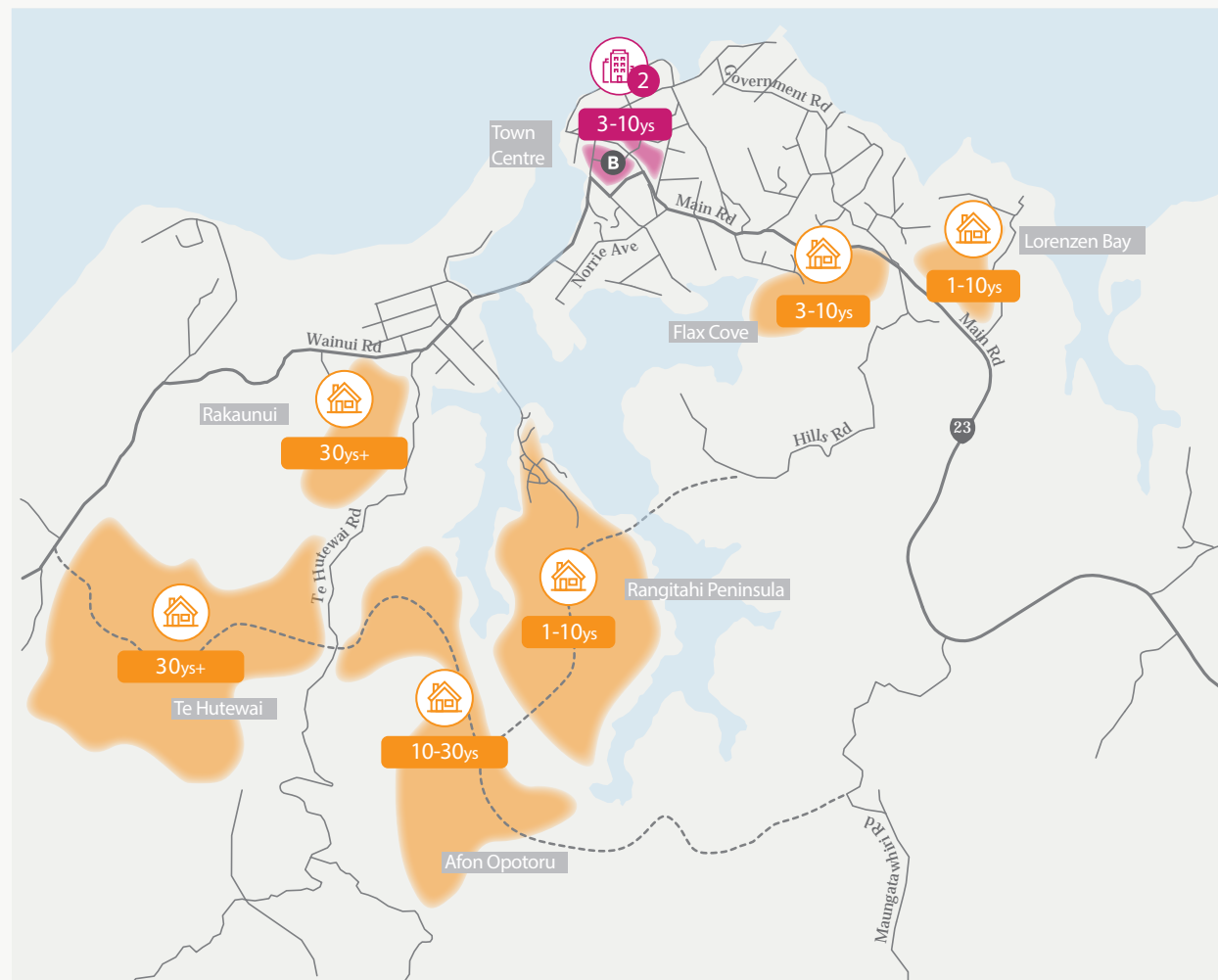
04.13

RAGLAN DEVELOPMENT PLAN 50-YEARS



LOCATION: RAGLAN IS LOCATED ON THE WEST COAST OF THE WAIKATO DISTRICT AT THE WHAINGAROA HARBOUR, AND IS ACCESSED BY SH23.

Roads & Rail (existing/proposed)	side/collector	main/arterial	highway	laneway	rail			
Activity Zones	Residential	Commercial & Industrial	Town Centre (business & residential)	Special Activity Precinct				
Development time-frame	1-3ys	3-10ys	10-30ys	30ys+	1-3ys	3-10ys	10-30ys	30ys+
Building type	Industrial	Town Centre (levels)	Town house/duplex/terraces (medium density)	Standalone dwellings (low density)	Lifestyle lots (village/country living)			
Possible future mass-transit	train station	bus station						
Priority growth & investment zone								



*BASED ON STATS NZ 2018 ESTIMATES





05.0

IMPLEMENTATION.

Waikato 2070 sets the vision for growth in the Waikato district for the next 50 years. Some of the methods and tools that will be used to implement the Waikato 2070 are summarised overleaf.

- Cold Drinks
- Iced Americano
 - Iced Coffee
 - Iced Mocha
 - Iced Chocolate
 - Iced Green Tea
 - Lemon and Lime
 - Smoothies (Banana with honey, Caramel, Chocolate, Mixed berry, Mango)
 - Milk (Banana, Caramel, Chocolate, Strawberry, Lime)
 - Short black
 - Long black
 - Americano
 - Flat White
 - Cappuccino
 - Mocha latte
 - Hot Chocolate
 - Piccole latte
 - Chai latte
 - Green Tea latte
 - Fluffy

Menu

IMPLEMENTATION

05.1

TOWN CENTRE PLANS

Town Centre Plans will outline future development and investment in towns. A Town Centre Plan will focus on a specific town (e.g. Tuakau) and identify a growth pattern that will best achieve and support the character and amenity of a town, while ensuring that the following elements are effectively considered: connectivity, street network and design, open spaces, density and scale of development, cycleways, walkways, character and identification of catalyst projects (e.g. unexpected large scale industrial developments). The development of Town Centre Plans must be completed within the short term, to ensure that the growth patterns developed are up-to-date with the ever-changing aspirations and policy framework(s).

05.2

STRUCTURE PLANS

Structure plans for growth cells identified within Waikato 2070 will be developed. The purpose of a structure plan is to give landowners/developers direction on the extent and type of development that is sought within a growth cell. The development of a structure plan must be informed by consultation, particularly with tangata whenua, and must consider the roading, cycling and pedestrian network, public transport, infrastructure and servicing costs, current land use and proposed district plan controls and appropriate technical assessments. The development of a structure plan is required prior to the re-zoning of a site in a District Plan. This is to ensure that there is a clear direction and plan for the development of the growth cell.

05.3

DISTRICT PLAN

The District Plan is the legislative rule book which sets out what development can and can't be done and where in the district.

Structure plans and town centre plans will form the basis for amendments to the District Plan via Plan Changes (to the Operative District Plan) and Plan Variations (to the Proposed District Plan) to enable the development of these growth areas identified in Waikato 2070.

05.4

LONG TERM PLAN

The Long Term Plan (LTP) provides direction on the provision and funding of infrastructure and services within the Waikato district. The location and timing of the growth cells as set out in Waikato 2070 will inform the LTP in respect to the necessary funding of infrastructure and services in these areas.

05.5

ASSET & ACTIVITY MANAGEMENT PLANS

The Waikato district Council prepares asset and activity management plans which set the various needs and demands of assets (e.g. roading, wastewater, water supply, facilities, reserves and open spaces). These are an essential tool in planning and funding infrastructure and services.

05.6

PARTNERSHIPS

Waikato District Council will implement the Waikato 2070 in partnership with various organisations and groups to ensure the vision and future development expectations are achieved. The Waikato District Council will work alongside organisations and groups, such as:

- Waikato-Tainui and other tangata whenua
- Ministry of Education
- Ministry of Housing and Urban Development
- Ministry of Innovation, Business and Employment
- District Health Boards
- New Zealand Transport Agency
- Kiwi Rail
- Utility providers
- Tourism agencies
- Adjoining local authorities
- Community boards, community committees, and community groups
- Local business associations

REVIEW

To ensure that Waikato 2070 is effective and current, the strategy must be reviewed approximately every three years. The frequency of the review will ensure that the strategy is relevant within the ever-changing environment(s). This includes taking account of the new plans, including: Waikato District Council District Plan, Waikato Blueprints, Future Proof Stage 2 update, and the new Waikato Regional Policy Statement. Additionally, the frequency of review will require ongoing monitoring of the strategy and the review of population projections periodically.

05.0

GLOSSARY.

COMMUNITY-LED LOCAL DEVELOPMENT

When we talk about Community-led local development we refer to identifying a way to involve local partners from all parts of our community, business people, educators, residents of all ages to help with the designing and implementing of local and integrated strategies that help their areas sustainable for the future.

COMMUNITY CAPACITY AND CAPABILITY BUILDING

Community capacity and capability building is about providing support, training, mentoring etc to build up the 'capacity' and "capability" of local communities to develop, implement and sustain their own solutions to problems in a way that helps them have a voice and a level of control over their physical, social, economic and cultural environments.

SOCIAL INFRASTRUCTURE

Social infrastructure is construction and maintenance of facilities that support social services. Types of social infrastructure include healthcare (hospitals), education (schools and universities), public facilities (community housing and prisons) and transportation (railways and roads).

WELLBEING

Individuals and communities with a higher state of wellbeing are generally happier and feel more connected. The Local Government (Community Wellbeing) Amendment Act encourages local government to promote the social, economic, environmental and cultural wellbeing of communities in the present and for the future.

ECONOMIC DEVELOPMENT

Economic Development is our process for driving economic wellbeing for our communities. It may be about promoting our district to new business or working with our existing businesses to support them to grow, at all times promoting opportunities for our communities to benefit from business growth opportunities.

BLUEPRINTS

Blueprints were developed in consultation with communities through local area workshops to provide a picture of how the district could progress over the next 30 years with a focus on addressing the communities' social, economic and environmental needs.

OPEN WAIKATO

Open Waikato is a Waikato District Council initiative to promote the district as a place to invest, visit and live.

PEOPLE CAPITAL

People Capital is the collective skills, knowledge or other intangible assets of individuals that can be used to create economic value for the individuals, their employers or their community.

COMMERCIAL

Any activity trading in goods, equipment or services. It includes any ancillary activity (for example, administrative or head offices) (National Planning Standards).

GREENFIELD DEVELOPMENT

Describes areas that are to be developed for residential and commercial purposes which are currently in rural use.

BROWN-FIELD DEVELOPMENT

Describes the redevelopment of sites and areas that are currently developed (for commercial and/or residential purposes). The re-development of brown-field sites might include modernizing what is there, increasing the intensity of development on the site or changing the use (for example from commercial to residential).

DEVELOPMENT HAZARDS

Means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment (National Planning Standards).

FLOOD DEFENDED AREAS

Land that is identified within the river flood area but has been subsequently included in a flood protection scheme that is managed and maintained by Waikato Regional Council.

HIGH-CLASS SOILS

Soils in Land Use Capability Classes I and II (excluding peat soils) and soils in Land Use Capability Class IIIe1 and IIIe5, classified as Allophanic Soils, using the New Zealand Soil Classification. (Waikato Regional Policy Statement).

INDUSTRIAL

Any activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. (National Planning Standards).

LONG TERM

Between 10 and 30 years (National Policy Statement - Urban Development Capacity) (NPS-UDC).

MEDIUM TERM

Between 3 and 10 years (NPS-UDC).

SHORT TERM

Within the next 3 years (NPS-UDC).

INCLUSIVE GROWTH

The Organisation for Economic Co-operation and Development (OECD) Framework for Policy Action on Inclusive Growth and the United Nation's (UN) Sustainable Development Goals put people at the heart of policy making with a deliberate focus on equity, people and wellbeing.

In 2015 New Zealand and 192 countries of the United Nations committed to 17 Sustainable Development Goals that will improve the wellbeing of current and future generations. They bring together the economic, social and environmental dimensions of sustainable development. Inclusive Growth

Inclusive growth is economic growth that is distributed fairly across society and creates opportunities for all. The OECD Policy Framework for Inclusive Growth outlines how Governments and Businesses can shape

inclusive growth, recognizing that more equal societies benefit business through a larger middle class and growing consumer purchasing power; enhanced government capacity to invest in education, health and infrastructure; and improved economic productivity.

CLUSTERS

Clusters are a group of connected businesses, suppliers, customers and firms in related industries that are located near each other. Cluster development is the promotion and facilitation of groups of businesses in related sectors to benefit from the synergies that develop when businesses come together to collaborate making the whole greater than the sum of its parts.

SOCIAL ENTERPRISE

A social enterprise is a commercial organization that has specific social objectives that serve its primary purpose. Social enterprises seek to maximize profits while maximizing benefits to society and the environment. Their profits are principally used to fund social, cultural or environmental programs.

15 Galileo Street
Ngaruawahia 3720
Private Bag 544
Ngaruawahia 3742
New Zealand

openwaikato.co.nz
waikatodistrict.govt.nz

