

Ahu Ake

Waipā Community Spatial Plan

Scenario Intervention Summaries

We've developed five scenarios which consider how our community might evolve in response to changes such as population growth, and economic and demographic change.

We have also looked at the interventions Council may need to consider to achieve our [vision and community outcomes](#) under each scenario.

This document provides a summary of the proposed interventions in scenarios 2-5 to make it easier to review and compare these scenarios. Scenario 1 has not been included because it considers the planning measures we already have in place in the Long Term Plan, District Plan and Future Proof among other documents.



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Population

Scenario 2: Back to the Land

Scenario 3: Hamilton Grows South

Scenario 4: Population Growth Dwindles

Scenario 5: Urban Densification

- A master plan will need to be developed for Ōhaupō and the other northern villages. It will need to ensure ample room is allocated for open spaces and connections e.g. roads, walking and cycling pathways etc.
- Council's Revenue and Financing Strategy will need to respond to reduced rating base for the Waipā District.

- Programmes to improve access to healthcare will be needed.
- Outpatient care facilities for Cambridge and Te Awamutu will be needed.
- Council will need to consider a programme to attract younger families to the district.

- Planning rules will need to enable a wide range of housing types and choice.



Transportation Interventions

Scenario 2: Back to the Land

- The levels of service (road width, seal quality, safety measures etc.) on our rural roads will need to be increased significantly.
- Shared paths and better street lighting will be needed in all villages, as well as a multi-modal network which would provide safe walking and cycling connections to our main centres.
- Parking capacity will need to be increased in Cambridge and Te Awamutu around key stops for the Hamilton bus service.
- Public transport between the main towns and Hamilton will need to be established. There is also the potential for public transport routes or on demand services to other main villages such as Ōhaupō and Pirongia.
- Better management of drainage / stormwater will be needed to mitigate impacts on peat lakes of Waipā.
- An electric vehicle fast-charging network with key facilities will be needed in every village.
- The stormwater and drainage network will need to be expanded in rural areas with large ponding areas, blue-green corridors, and wetlands required to accommodate increased intensity rainfall events.

Scenario 3: Hamilton Grows South

- Safety and capacity upgrades to State Highway 3 will be needed where it passes through Ōhaupō.
- The Ōhaupō township will need separated or shared cycling and micro mobility paths (e.g. for e-scooters or electric skateboards) for residents to get around a bigger village, to shops and school and to the airport employment hub.
- Council could investigate the Waikato River as a transport route connecting Cambridge and Hamilton to Acacia Reserve/Narrows Landing.
- The bank at the Acacia Reserve and Riverside Park will need to be stabilised and the jetty renewed. Council could also explore other potential uses for the riverside reserve.
- Council will need to secure land in Ōhaupō for a public transport interchange – potentially close to the rail alignment.
- A re-scope of the Southern Links should be carried out to make walking, cycling and public transport a priority. A form of high frequency public transport from Te Awamutu to Airport and Hamilton CBD (rail or road?) could also be considered.
- Adequate road capacity for inter-regional freight accessing the airport will need to be provided.

Scenario 4: Population Growth Dwindles

- Public investment will be necessary to build infrastructure such as charging stations for electric vehicles or vehicles using alternative fuel, throughout the district.
- On-demand services will need to be set-up to make it easier for the ageing community to get around the district and to the Waikato hospital.
- Council will need to facilitate/encourage the establishment of more private businesses offering mobility services such as rideshare to residents.
- Road space will need to be reallocated in favour of e-mobility devices such as scooters and walking/cycling to ensure public safety.
- Safe footpaths, safe pedestrian crossing points to towns, and safe passenger transport stops, will be needed.
- Support should be given for the extension of Te Huia Train service to Te Awamutu and investment made in integrated transport hubs for buses or trains in the future.

Scenario 5: Urban Densification

- A clear transport plan for both Cambridge and Te Awamutu will need to be maintained which outlines the timeline and staging of key interventions such as public transport hubs, bridges, new collector roads (which connect local roads to main arterial roads) etc. in line with pace of development.
- A regular “orbiter” style public transport service or on-demand services could be established in the main towns.
- Street space will need to be reallocated e.g., remove most parking and provide high quality walking and cycling paths and install speed calming measures to make it easier and safer for residents to use a range of transportation modes.
- A potential rail station for a Te Awamutu passenger rail service will need to be secured.
- An investment in shared paths in all villages and towns plus a network that supports a wide range of transportation modes connecting to the main centres will be needed.
- Cycling and pedestrian connectivity across the Waikato River in Cambridge will need to be provided.
- Council could look into creating the opportunity for potential Park and Rides for main public transport hubs to allow remote residents to access these services (in the longer term).
- The Hautapu to Hamilton rail corridor will need to be extended and Council should also consider an extension of rail to the Cambridge CBD.
- On-demand healthcare shuttles servicing rural communities should be established.



3 Waters

Scenario 2: Back to the Land

- Stormwater networks and off-road walking and cycling facilities in open space reserves need to be better integrated with the surrounding environment. This could include planting to help pipes/drains blend into the natural environment. Integration will be needed with open space reserves, highlighting the amenity of the stormwater network and transportation off-road.
- Reticulation of water supply and wastewater for larger villages will be required particularly Ōhaupō and Pirongia but possibly others. Smaller lot sizes will require either new water storage and treatment technology or new systems for villages.
- There will be a future opportunity to re-use highly treated wastewater.
- Investment in larger urban stormwater systems to improve Levels of Service (especially older areas where water overflow is not managed) and general treatment devices for contaminant loads in stormwater, e.g. raingardens will be needed. Stormwater assets should be integrated with wider open spaces.
- Greater control of nutrient and contaminant discharges will be needed (e.g. possible restriction of phosphorus washing products, greater control of higher risk industrial premises, control of building materials (no zinc roofs)).
- Public education will be needed on the benefits of reusing treated wastewater for irrigation/ industrial use or ultimately with further treatment for drinking water. This would help to address water availability issues and climate change risks.
- Rural stormwater management / improvement will be needed due to increased river / stream levels and land flooding as a result of climate change.

Scenario 3: Hamilton Grows South

- Major water supply and wastewater upgrades would be needed around the airport area.
- Stormwater system could be integrated with peat lakes to achieve environmental benefits.

Scenario 4: Population Growth Dwindles

- Council should delay or cancel planned improvements in levels of service.
- The length of time between when assets such as pipelines are renewed should be extended. Upgrades to wastewater treatment plants to increase capacity significantly should be delayed or cancelled. There is also a need to locate new water sources.

Scenario 5: Urban Densification

- Council will need to retain critical open space to store water to manage 100+ year flood events.
- The established programme of wastewater treatment plant and water supply upgrades and pipeworks upgrades for Cambridge, Te Awamutu, Kihikihi, Karāpiro, Ōhaupō and Pirongia should be accelerated.



3 Waters

Scenario 2: Back to the Land

Scenario 3: Hamilton Grows South

Scenario 4: Population Growth Dwindles

Scenario 5: Urban Densification

- Council could consider collaborating with other public entities to jointly manage issues, e.g. working with Waka Kotahi to manage contaminant run off to stormwater from state highways etc.
- Council will need to adopt new technology and look at different operating practices to reduce greenhouse gas emissions.



Community Infrastructure

Scenario 2: Back to the Land

- Additional cemeteries will be needed.
- Domestic waste collection services will be needed in all villages.
- Community facilities in rural villages such as community halls will need to be expanded. Council could also look to open school facilities for public use. This may include swimming pools and playing fields.
- Council will need to ensure there is enough open space in rural areas/villages.
- Council will also need to ensure adequate space is available for sport fields and that parks and community facilities are easily accessible for all abilities, from carpark to destination. All pathways will need to be designed to provide safe access for people with wheelchairs and mobility scooters etc.
- Cycleways and connections to and through open spaces should be promoted.
- Plan changes will be needed to require provision of an extensive network of esplanade and riparian reserves managed by the Council as part of consents.
- Studies will need to be undertaken to improve our understanding of the extent of flood plains from bodies of water, such as our lakes, as they will restrict the area of land available for future development.
- Council, Crown and Mana Whenua will need to work together to identify, secure and enable suitable sites for papakāinga development.
- Renewable energy and energy generation facilities e.g. solar panels, will need to be facilitated in all rural villages.

Scenario 3: Hamilton Grows South

- Parks and reserves based around Waipā peat lakes could be created e.g. the Mangapiko/Mangaohoi project, lakes projects such as Lake Ngā Roto and the Te Awamutu to Pirongia cycleway.
- An investment plan will need to be developed by Waipā District Council for shared sports facilities/hubs in northern Waipā. Examples of shared sports facilities/hubs in Hamilton include Mystery Creek and Waikato University.
- Council could consider expanding and increasing the number of sports fields available and field capacity by providing floodlights and encouraging clubs and sports teams to use other fields. Field support infrastructure would also need to be upgraded in Ōhaupō, Ngāhinapōuri, Rukuhia and Pirongia.
- Urban planning and master plan development will need to provide for increased community facilities and retail opportunities for the developing small towns.

Scenario 4: Population Growth Dwindles

- Council should promote the joining up of sports clubs and reallocate or remove built infrastructure such as tennis fields or squash clubs.
- More community gardens should be established to support low-income families.
- More fitness stations should be provided around the district instead of playgrounds.
- Council should make active recreation more easily accessible and affordable.
- Accessible links such as walkways and cycleways to parks, CBD and facilities will need to be provided.
- Council will need to provide open spaces for an older population.
- Primary schools could be repurposed as retirement villages.
- Public access to equestrian parks will need to be improved.
- Council should develop partnerships with neighbouring Councils and Mana Whenua to deliver shared services to communities living close to or across district boundaries.
- Long-term sustainable investment will need to be made into creative infrastructure such as venues.
- Appropriate places for arts and culture activities and opportunities for people to connect will need to be provided by Council.

Scenario 5: Urban Densification

- Council will need to look into using different partnership models to create significant sports hubs in Cambridge and Te Awamutu (indoor courts etc).
- Services and facilities will need to be significantly improved in satellite CBDs such as Leamington. These are areas which, although considered part of larger urban centres, have their own services and operate almost independently from the larger centre.
- Council will need to provide spaces for different types of recreation and create community gardens (that include walking and cycling networks) within the towns. These should be spaces where people can gather and interact with the environment. An urban trees programme would form part of this.
- Council will need to work with Mana Whenua to facilitate kaupapa Māori aged care facilities.
- Work will need to be done with the social sector to invest in and improve older housing stock to ensure these homes are healthy and energy efficient.
- High quality internet access and training will need to be extended to rural villages, marae and kaumātua to maintain communications and connection.
- Council will need to enable community investment in papakāinga and repurposing of aged care facilities etc. to lower housing costs and incentivise the younger community to return home.
- In the main centres, the supply of sporting fields and field capacity will need to be increased by providing floodlights and reallocating users. Field support infrastructure will need to be upgraded.
- Cambridge High School will need to be expanded onto neighbouring land to accommodate student growth.

Community Infrastructure

Scenario 2: Back to the Land

- Council will need to work with health providers to enable mobile clinics so that our community has fair and reasonable access to medical care in all of our villages and papakāinga.
- Council will need to support the ability of villages/hamlets to generate their own power.
- The supply of sporting fields and field capacity (e.g. by providing floodlights and reallocation of users) will need to be increased in rural villages. This includes the upgrade of field support infrastructure.
- Urban planning and master plan development will need to be undertaken to provide more community facilities and retail opportunities for the developing small towns.

Scenario 3: Hamilton Grows South

Scenario 4: Population Growth Dwindles

Scenario 5: Urban Densification

- Council could consider the development of a hub model where different sports organisations partner to share expertise, programmes, facilities and/or services.
- Long-term sustainable investment will need to be provided into creative infrastructure such as venues.



Vibrant Community

Scenario 2: Back to the Land

- District Plan provisions will need to enable commercial zones in each rural village.
- Eco-tourism/farm stay facilities that use cycleways as an attraction could be developed. This could include packhouses (and potentially seasonal worker accommodation).
- More intensive residential development and broader range of housing types in villages and towns will be needed.
- Māori owned land could be developed for both housing and commercial activities.
- More shared public spaces and community facilities will be needed, including public art and heritage storytelling.
- Council should help to develop a seasonal worker accommodation strategy with sectors to provide year-round employment and address accommodation issues.

Scenario 3: Hamilton Grows South

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- Council could consider expanding and increasing the number of sports fields available and field capacity by providing floodlights and encouraging clubs and sports teams to use other fields. Field support infrastructure would also need to be upgraded in Ōhaupō, Ngāhinapōuri, Rukuhia and Pirongia.
- Urban planning and master plan development will need to provide for increased community facilities and retail opportunities for the developing small towns.

Scenario 4: Population Growth Dwindles

- More residents should be encouraged to actively volunteer / participate in community activities through a network of volunteer facilities such as “Mens’ Sheds”, Predator Free groups, community gardens, arts and heritage groups etc.
- Employment opportunities will need to be created for the “silver economy” (employees aged 50 and over).
- Council could develop a hubbing model where different sports organisations partner to share expertise, programmes, facilities or services.
- Multiple user groups in growing communities could be encouraged to share facilities and resources, leverage off current facilities and facilitate social and physical recreation.
- Council could encourage and support rationalisation and/or joining together of clubs and groups, particularly in areas with a static or declining population.

Scenario 5: Urban Densification

- District plan provisions and guidelines on urban design and place making will need to be used to support the functionality of our urban centres.
- Council could line our streets with trees and establish pedestrian-only centres.
- Access to parks and play spaces that are within walking distance of where people live will need to be provided. Investment will also be needed in pathways that connect existing playgrounds and green spaces.
- Council will need to create incentives for new businesses to move into our towns and initiatives to attract young people to come and live, work and play in the district.



Environment

Scenario 2: Back to the Land

- District Plan will need to provide for the protection of high quality soils and consideration of where our sand and aggregate resources are and will be used.
- The management of activities / land uses that aren't compatible e.g. farming and horticultural activities next to high density residential areas (issues with smell, sound, spraying) will need to be prioritised.
- Council will need to provide for new growth cells in villages.
- The identification and facilitation of a network of reserves that integrate with trails and habitat to link significant natural areas including Maungatautari, Kakepuku and Pirongia will be needed.
- Ecological restoration work will need to be funded and/or resources provided to support community groups to do this.
- Lake restoration projects and plan change will need to be carried out to ensure rural residential doesn't impact on peat lakes.
- Key biodiversity areas will need to be increased through native planting/habitat creation and protection.
- More baseline ecological data will be required to inform intensification around rural villages and help to guide the creation of new reserves in these areas.
- Council will need to facilitate community led zero waste approaches for villages and towns.
- Council will also need to advocate for and support transition of rural economy to new climate conditions by encouraging central government investment in rural research and development.

Scenario 3: Hamilton Grows South

- A plan will need to be developed to protect peat lakes and areas of peat soils from degradation either via land purchase or land use controls, and collaboration with other agencies such as the Department of Conservation, Waikato Regional Council and landowners.
- Riparian reserves and peat lakes will need to be linked into a network that provides habitat for pekapeka-tou-roa as well as corridors for birds to move between the maunga.
- Council will need to invest in the ongoing management of habitat, including restrictions of cats and pest control for mustelids, rats and possums e.g. the Mangapiko / Mangaohoi project, lakes projects such as Lake Ngā Roto.
- Good peat management practices will need to be promoted to reduce carbon emissions.
- Initiatives to improve water quality can be promoted by providing clear policy guidance through the Waipā District Plan, as well as riparian planting and restoration grants.

Scenario 4: Population Growth Dwindles

- Facilities will need to be provided to support volunteer community groups to deliver projects that enhance the environment, and to maintain parks and reserves.
- Council should work together with Iwi or private investors to expand reserves and achieve greater carbon emission reductions.
- Council should also work in partnership with Iwi and Crown to extend protection around peat lakes.

Scenario 5: Urban Densification

- Council will need to develop nature walks, greenspace and walking and cycling networks in Te Awamutu and Cambridge, including enhancing the existing town belts and creating new ones.
- Biodiversity corridors linking key habitat sites will need to be created.



Environment

Scenario 2: Back to the Land

Scenario 3: Hamilton Grows South

Scenario 4: Population Growth Dwindles

Scenario 5: Urban Densification

- A review of the District Plan will be needed to ensure reverse sensitivity controls are adequate (e.g. managing the development of residential properties next to farm land where issues such as smell could arise).
- Water quality could be improved through potential measures such as regulatory policy and standards, and access to grants that encourage more riparian planting and restoration.



Culture and Heritage

Scenario 2: Back to the Land

- District Plan will need to enable/facilitate creation of network of reserves that protect heritage, provide trails, improve stormwater quality, and other similar benefits.
- Council will need to invest in a network of interpretation facilities such as information boards for the heritage reserves. These should capture local heritage on open spaces and shared public spaces and could be shared through various forms of media such as images, video and online platforms.
- Investment will be needed in village halls as they become hubs for community events.
- Faster implementation of parks dual naming projects is needed (parks are given both a Māori and English name). More parks that provide connection and narrative of history will also be needed in areas where there are lots of houses.
- Regulations will need to be reviewed to make provision for the expansion of urupā.
- Heritage mapping of new structure plan areas will need to be undertaken in response to the expansion of rural villages.
- Council will need to support and enable rural tourism opportunities such as; the river, food/agricultural experiences, cycle trails, bush/nature walks, sanctuary mountain, Kīngitanga storytelling.

Scenario 3: Hamilton Grows South

- The District Plan will need to enable/facilitate the creation of a network of reserves that protect heritage, provide trails etc.
- Cultural sites of significance should be mapped and protected through the district plan. This should include heritage mapping of new structure plan areas which provide for the expansion of rural villages.
- Masterplan development / redevelopment will need to include engagement with artists and should support the development of hard and soft infrastructure to support the arts, e.g. art centres, funding and support for creative start-ups and businesses.

Scenario 4: Population Growth Dwindles

- Facilities will need to be provided to support volunteer community groups to deliver projects that enhance our culture and heritage features. Te Ara Wai should be utilised to provide support for this initiative.

Scenario 5: Urban Densification

- Investment will be needed in community parks and reserves. This also provides the opportunity to highlight the historical and cultural heritage of particular places.
- Heritage fund will need to be increased to protect architecturally or historically significant buildings via plan rules, Council land purchase and community trusts.
- Community gardens should be created to enhance cultural practices and identity.
- Council will need to work with Mana Whenua to ensure adequate urupā are in place and services are available to support tangi etc.
- Heritage funds could be used to enhance the protection of built heritage within the Waipā District through changes to the district plan provisions around heritage.

