



2024 – 2054 GROWTH PLAN

Our People | Our Place



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1.0 Mayor's Foreword

After decades of population and economic decline, our district is now in a growth phase. With this at the forefront of our minds, our Council has drafted a new vision and goals that encompass not just population and economic growth, but growth on a human scale as well.

This Growth Plan enables us to plan for future land use that supports this growth by identifying land for housing and other economic initiatives. But it's about more than our physical growth. Our Council is not only looking at how to make our district bigger and more economically sustainable, but also how to make us better through health, education, job creation and wellbeing.

This Plan is the culmination of countless hours of research, stakeholder engagement, community consultation and expert advice.

This exciting phase means that, while we must catch up on renewals and maintenance, we must also ensure there is the room and the infrastructure to support our growing district.

Identifying and unlocking areas for growth is vital for our economic sustainability and the wellbeing of all our people.

Mayor Gary Petley



2024 – 2054 GROWTH PLAN Our People | Our Place

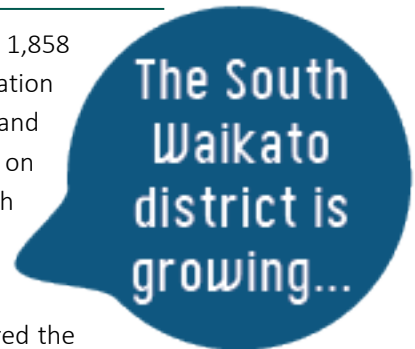
PART A - OVERVIEW



2.0 Part A – Overview

2.1 Introduction

The South Waikato district is growing, with an increase of 1,858 people since 2018. We expect moderate and sustained population growth over the next 30 years as the local economy expands and people discover South Waikato is a great place to live. Based on 2023 projections, Council is planning for the population to reach over 34,000 by 2053.



Balancing the needs of our current and future communities, the natural environment, and climate change, we have prepared the South Waikato Growth Plan. The purpose of this 30 year, living planning document is to ensure there is enough land and infrastructure available to meet the projected future growth in South Waikato and enable growth to occur in an integrated, strategic and affordable manner.

The South Waikato Growth Plan provides a blueprint for the future land use and development aspirations of the district. The plan applies to: Tokoroa, Putāruru and Tīrau as shown in Figure 1 and Figure 2 planning document will allow land use to change and evolve in a staged manner; balancing residential and economic growth in appropriate areas, ensuring efficient and co-ordinated infrastructure delivery, while protecting other areas of the district for rural production and environmental enhancement. The Growth Plan will be supported by other mechanisms including the District Plan, Long Term Plan and Town Concept Plans which we can use as levers to determine the nature of growth across the District and respond to growth and strategic opportunities. The Town Concept Plans will play an important role in considering how our urban areas will service the needs of the whole District.

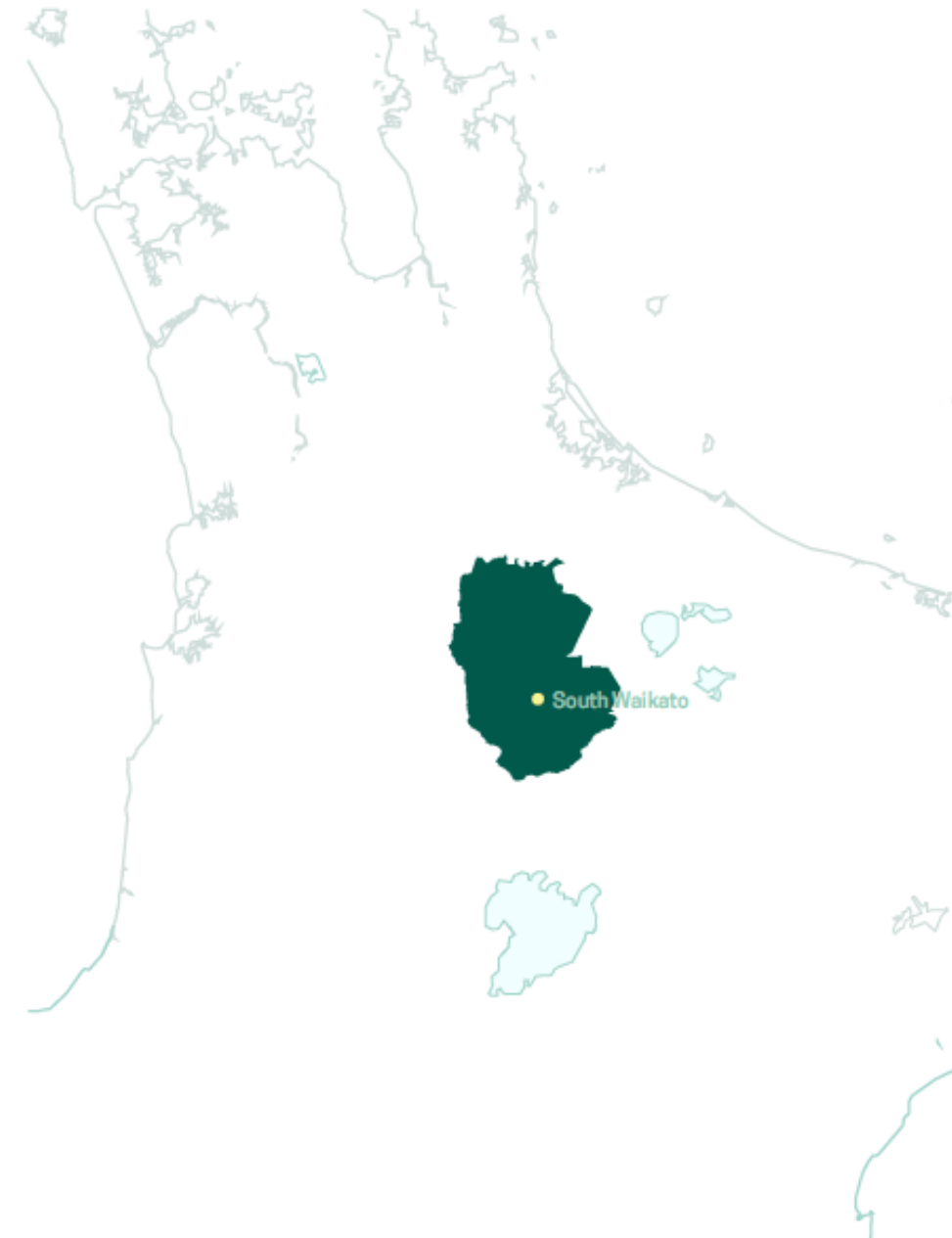


Figure 1: South Waikato district

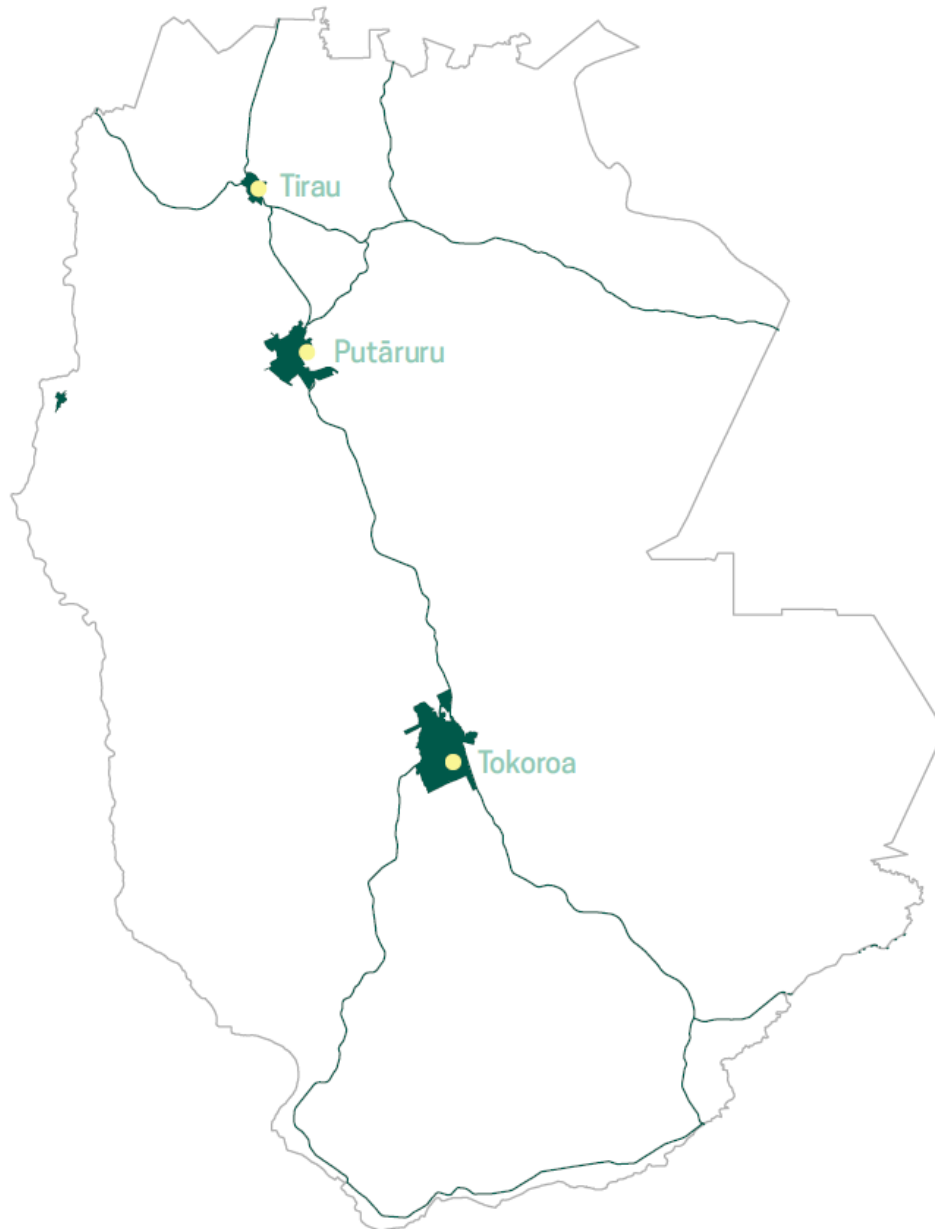


Figure 2: Geographic extent of the South Waikato Growth Plan

The South Waikato Growth Plan is focussed to the three towns where growth within the district will be primarily concentrated over the next 30 years. Areas outside Tokoroa, Putāruru and Tīrau remain important and are significant to the Long Term aspirations of the district. Growth within other areas in the district, such as the rural community, will occur organically over time as the population increases.

Three Town Concept Plans have also been developed for each of the towns and provide a more detailed description of the implementation of the South Waikato Growth Plan and specific projects to be delivered over the next 30 years.

Both the South Waikato Growth Plan and Town Concept Plans will be monitored, reviewed and updated as required to ensure they remain current and continue to provide decision makers with the information necessary to make informed and strategic decisions about our communities.

2.2 How to use this document

There are two parts to this plan. Readers of this document may have specific areas of interest and may simply look at one section, such as a Tokoroa's growth plan. The two parts are as follows:

- **Part A: Overview**
 - Provides the overarching purpose of the South Waikato Growth Plan, its development and context.
- **Part B: South Waikato Growth Plan**
 - Contains the growth statement, objectives, actions and implementation of the South Waikato Growth Plan, with specific reference to the three towns:
 - Tokoroa
 - Putāruru
 - Tīrau

2.3 Growth Plan Development

The South Waikato Growth Plan has been informed by a wide range of information and analysis to form a strong evidential basis. This includes:

- The South Waikato District Council Housing and Business Capacity Assessment 2023 (2023 HBA),
- Relevant existing plans and strategies, including the Long Term Plan, Infrastructure Strategy and Economic Development Plan,
- Data on constraints held by the South Waikato District Council and the Waikato Regional Council,
- Technical analysis commissioned for the South Waikato Growth Plan, including accessibility analysis and transport analysis, and
- Direct feedback from iwi and hapū and stakeholders.

The steps in the process to develop the South Waikato Growth Plan include:

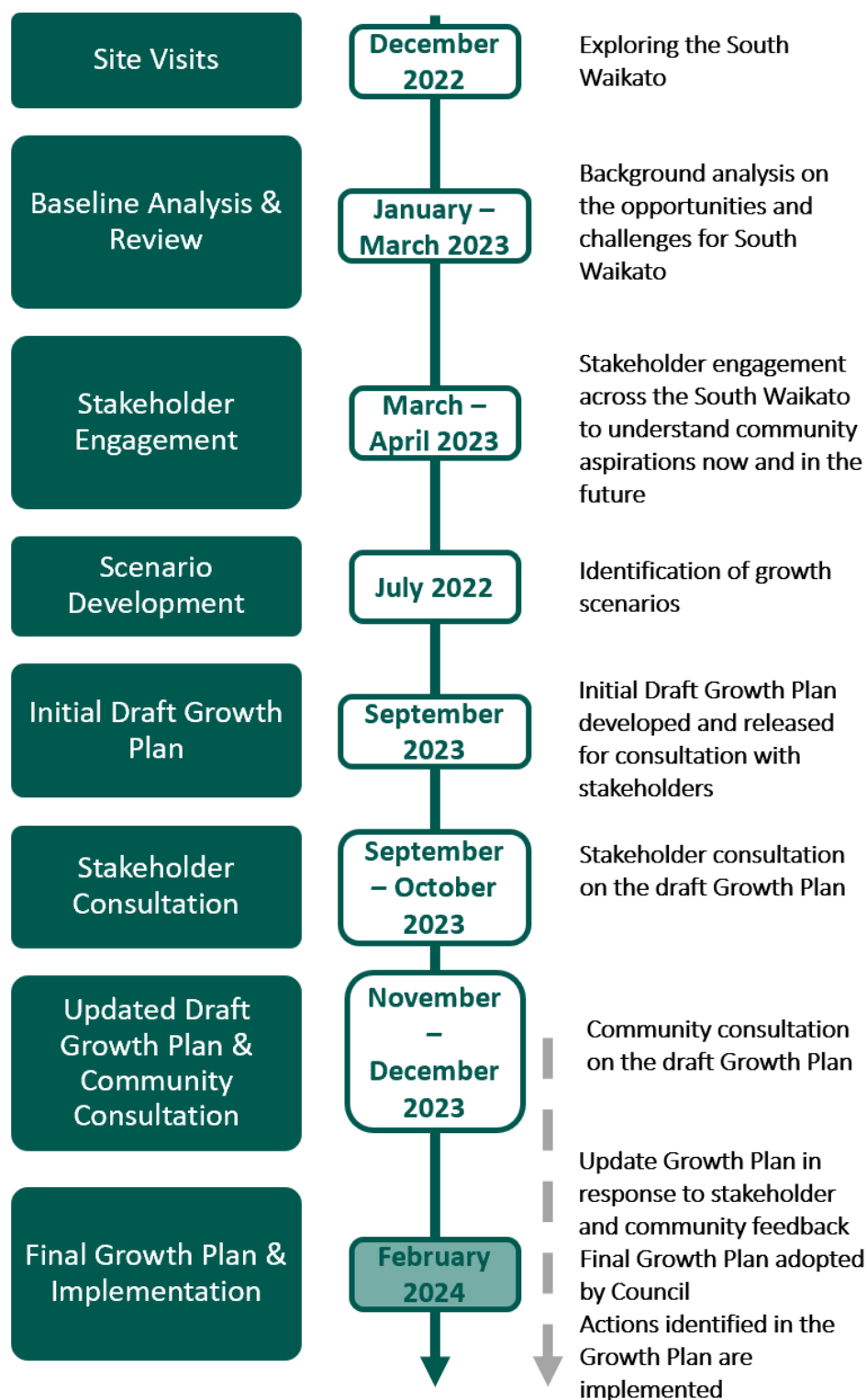


Figure 3: Growth Plan Development Process

2.4 Planning Context

2.4.1 Relationship to Other Legislation, Plans and Strategies

The South Waikato Growth Plan is a key strategic document for the South Waikato that will guide future growth planning and investment decisions. It will be implemented through other Council plans and strategies, including the District Plan, Long Term Plan, Infrastructure Strategy, and place-based plans and strategies.

The South Waikato Growth Plan is a non-statutory document that is reviewed regularly to ensure that it is up to date and reflects current knowledge about the market, and constraints on development.

Figure 4 demonstrates where the South Waikato Growth Plan fits in relation to national, regional and local planning documents, as part of the hierarchy of documents required by the Resource Management Act (RMA). Below each document is summarised and the relationship to the South Waikato Growth Plan is identified.

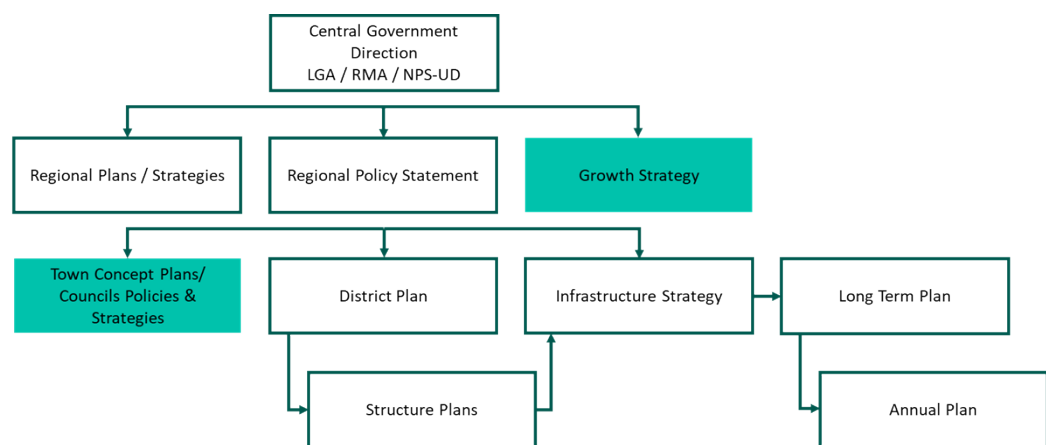


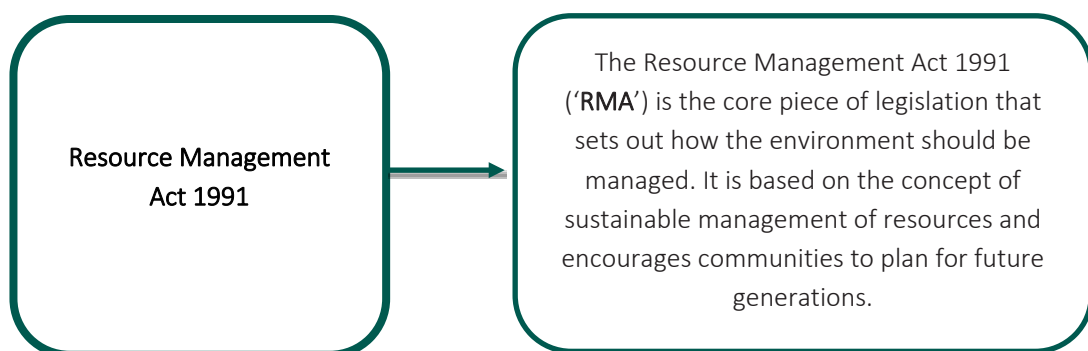
Figure 4: Policy Framework

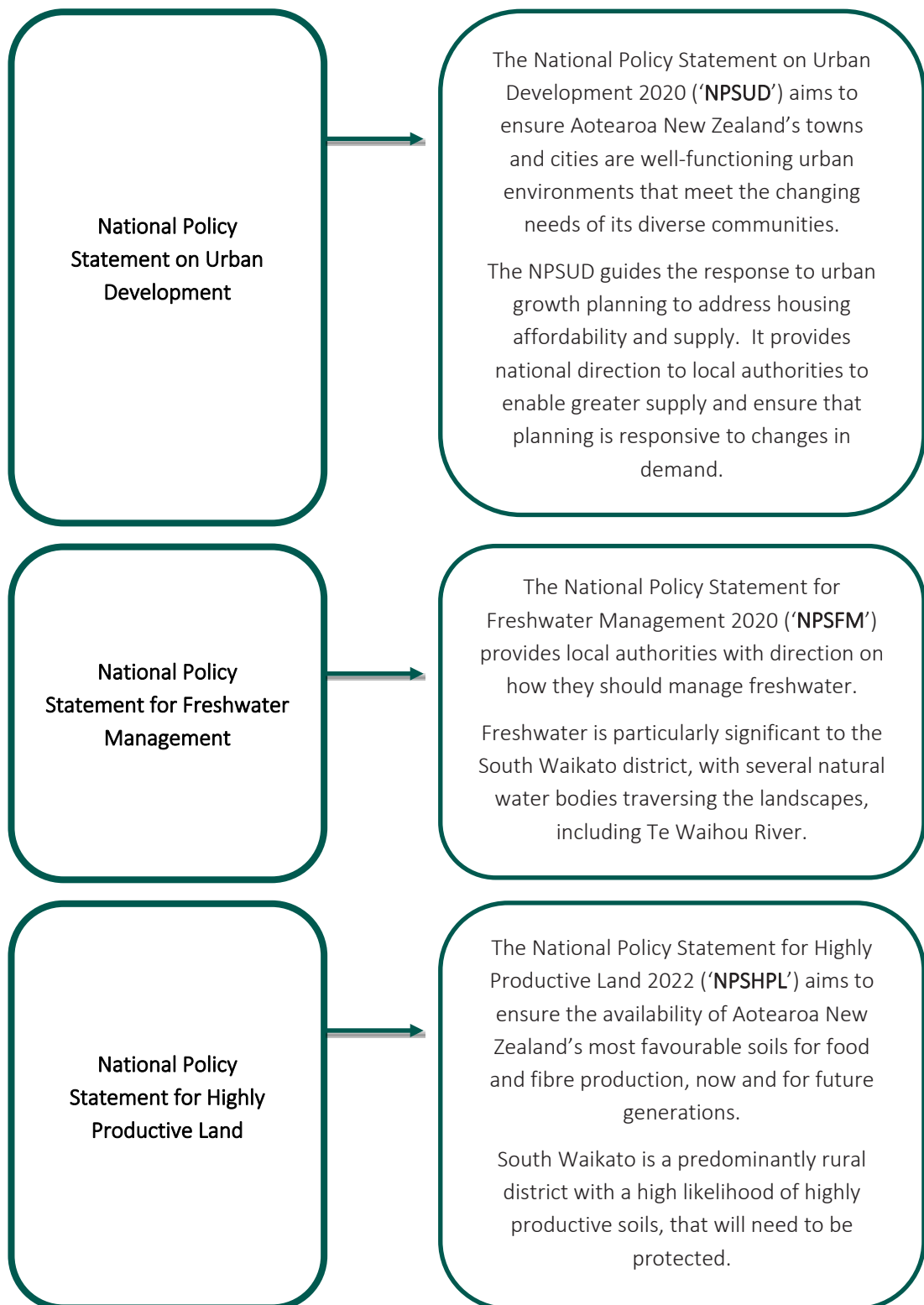
2.4.2 National Legislative and Policy Context

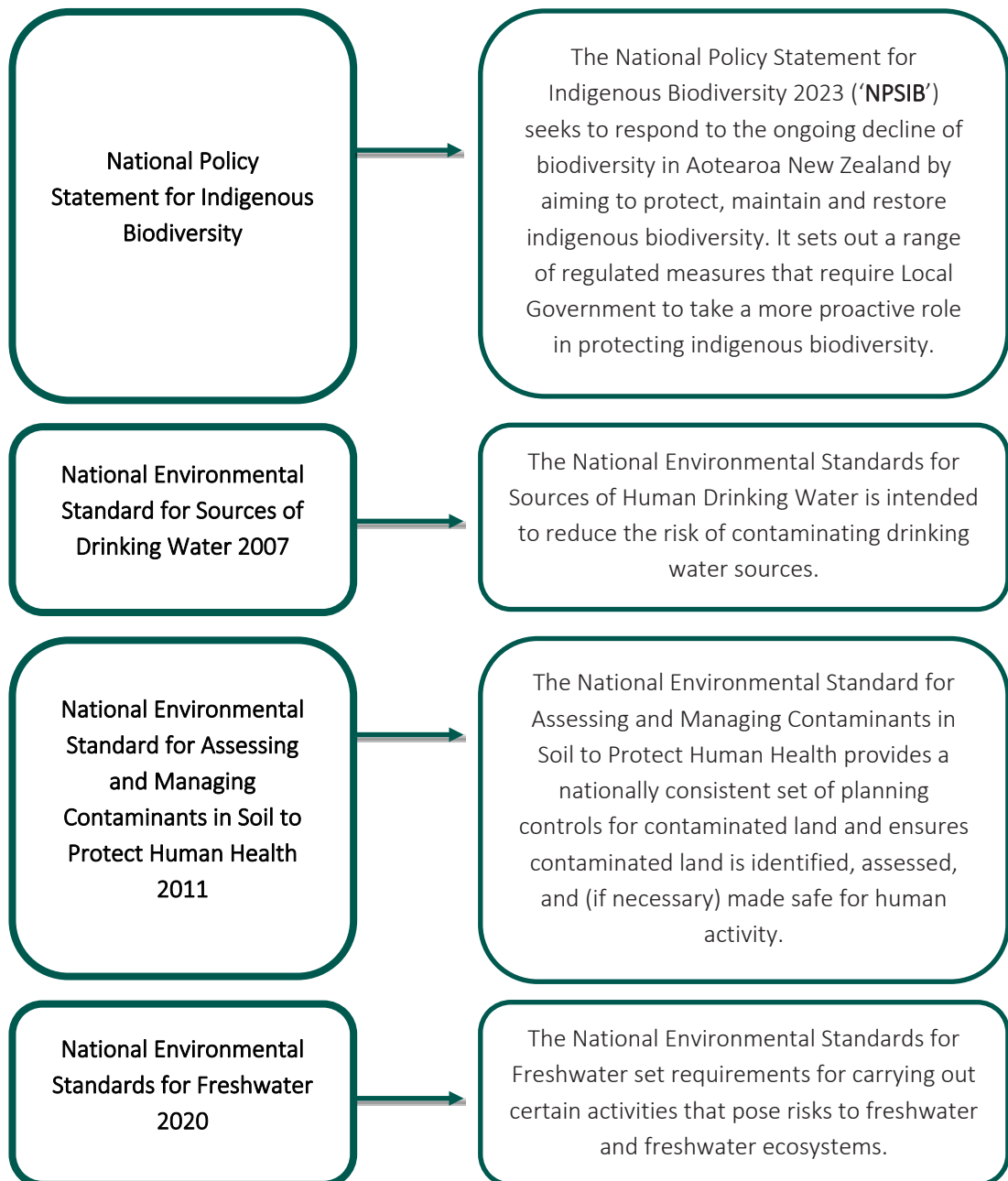
2.4.2.1 Resource Management Act and National Direction

Reforms for the Resource Management Act, Three Waters and the Future for Local Government review will have significant implications on how the South Waikato Growth Plan is delivered.

The South Waikato Growth Plan has been developed to give effect to all legislation, and national direction.







2.4.2.2 National Transport Planning

The Central Government direction for transport includes the following:



These set out priorities for transport funding, including safety, better travel options, climate change and improving freight connections.

Emissions Reduction Plan - Te hau mārohi ki anamata

The Emissions Reduction Plan sets the direction for climate action in Aotearoa New Zealand to limit global warming to 1.5°C. It sets out strategies, policies and actions for achieving the first emissions budget over the next 15 years, as required by the Climate Change Response Act 2002.

Targets and actions are outlined, which will affect every part of government and every sector of the economy from transport, energy, building and construction, waste, agriculture and forestry. It seeks to decarbonise the transport system, improve the resilience of rural communities, and deliver low-emission products.

2.4.3 Regional Planning Context

South Waikato is in the centre of the Waikato region. Waikato Regional Council have developed and prepared several documents which outline the strategic regional direction. The regional planning documents alongside central government national direction set requirements that we must align with in terms of where and how we plan for growth.

Waikato Regional Policy Statement

The Waikato Regional Policy Statement ('RPS') is a mandatory document that provides an overview of the resource management issues in the Waikato region, and the ways in which integrated management of natural and physical resources will be achieved. It sets the overall regional direction for the Waikato by providing a sustainable framework to help achieve community aspirations over a 10-year period.

The South Waikato Growth Plan, South Waikato District Plan and other planning documents are required to give effect to the RPS to ensure the region achieves integrated outcomes across jurisdictional boundaries. The South Waikato Growth Plan needs to be consistent with the RPS direction, which has been supported by the mapping of constraints based on data from Waikato Regional Council.

Waikato Regional Land Transport Plan

The Waikato Regional Land Transport Plan 2021-2051 ('RLTP') sets out how Waikato's land transport system will develop over the next 30 years, in accordance with the GPS. This plan focuses on the region's key transport problems and priorities over the next three years and how the region contributes to the national objectives for a land transport system that is effective, efficient, safe and in the public interest.

Funding is committed through the RLTP for the pre-implementation activity phase of the State Highway 1 Piarere to Tokoroa Corridor Safety and Tokoroa to Taupō Safer Corridor, and the implementation phase of State Highway 1 Tokoroa to Taupō. In accordance with Road to Zero, a safety upgrade project is proposed along State Highway 5 from Tirau to the regional boundary.

Waikato Regional Public Transport Plan

The Waikato Regional Public Transport Plan 2022-2032 ('RPTP') sets out the priorities and needs to deliver a step change in the public transport network and system in the Waikato region over the next 30 years. It focuses on delivering a system that builds on the existing public transport services, supports accessibility and good urban form, provides a viable alternative to using a private car for more users, is sustainable, affordable, and contributes to meeting emission reduction targets.

The objectives of the RPTP seek to deliver public transport service that results in at least net neutral carbon emission; provides affordable public transport services; and provide the infrastructure and services necessary for an accessible, effective, efficient and enjoyable public transport experience.

There is an existing bus service between Hamilton and Tokoroa that is proposed to be retained under the RPTP.

Waikato Regional Plan

The Waikato Regional Plan gives effect to the RPS by containing the objectives, policies and rules to manage the natural and physical resources of the Waikato region. It seeks to avoid adverse effects on water, land and air, in a single process to acknowledge the interconnected nature of the environment.

The South Waikato Growth Plan, South Waikato District Plan and other planning documents are required to give effect to the Waikato Regional Plan to ensure the region achieves integrated outcomes across jurisdictional boundaries. The South Waikato Growth Plan needs to be consistent with the Waikato Regional Plan, as this guides where growth can occur through a set of objectives, policies and standards. Future development may require resource consent from the Waikato Regional Council under the Waikato Regional Plan.

2.4.4 Local Planning Context

South Waikato District Council has developed and prepared several documents which identify our purpose, vision, outcomes and the strategic direction for the district.

Long Term Plan

The South Waikato Long Term Plan 2021-31 ('LTP') is a contract with the community about what Council is going to do over the next 10 years to make the South Waikato a great place to live, work and play. It provides an outline of the actions Council plan on delivering and how they will be funded.

This is the main funding mechanism to implement and deliver infrastructure required to support the growth that has been identified in the South Waikato Growth Plan.

South Waikato District Plan

The South Waikato District Plan is the main document that sets the framework for managing land use and development within the district. It contains our objectives, policies, rules and maps to address resource management issues. It sets the policy framework for what activities you can do as a right and what activities you will need resource consent for. The District Plan will zone the land identified in the south Growth Plan to support growth and enable different land uses to occur.

South Waikato District Reserve Management Plan

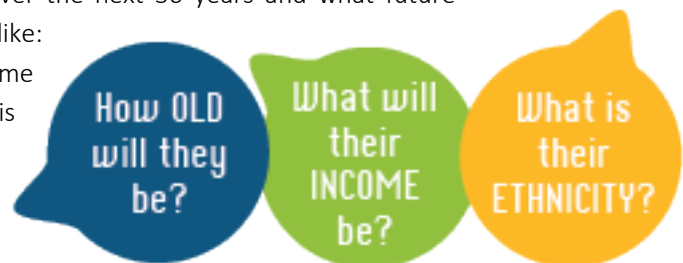
South Waikato has a range of parks and reserves which are managed under the Reserve Management Plan. Reserves within the district are grouped according to use, including neighbourhood, scenic and sportsground. The purpose of this document is to administer how reserves will provide for the aspirations of the community and needs of the district.

South Waikato District Play, Active Recreation and Sport Plan

The South Waikato District Play, Active Recreation and Sport Plan 2021-24 is designed to help guide decision making and investment in play, active recreation, and sport for the Council, Sport Waikato, and other activity providers within the district. The plan includes strategic priorities and recommendations to grow participation in sport and active recreation in the region.

2.5 Growth Story

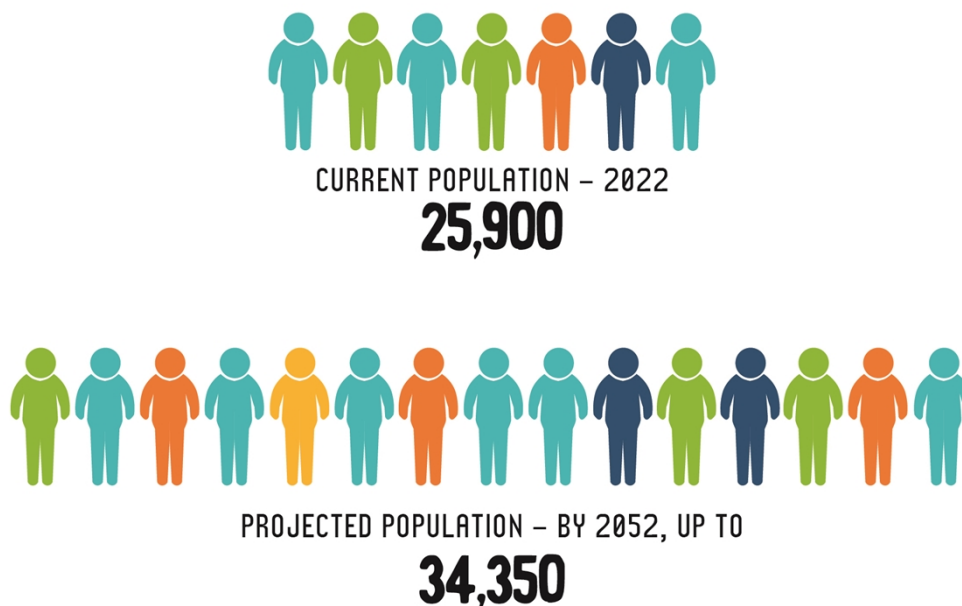
The starting point for the South Waikato Growth Plan is understanding how much residential and business growth we are planning for over the next 30 years and what future communities in South Waikato will look like: how old will they be? What will their income be? What is their ethnicity? This information will ensure we provide the right type of housing and business opportunities and in the right locations to meet their needs.



Within the 30-year timeframe, we have looked at demand in the short term (three years), medium term (ten years) and long term (30 years) given that our housing and business needs look different over these time periods. At the same time, we need to understand how much, and what type of land we need to support businesses to establish and grow. Providing for quality and affordable housing will also be an important factor of attracting businesses to South Waikato.

2.5.1 Housing Context

South Waikato has experienced a changing population trend over the last two decades, with a previously declining population in the early 2000s before recovering in the 2010-decade. The District is now experiencing steady growth, with a total estimated current population of 25,900.



Population projections over the next 30 years show a high degree of variance depending on the rate of growth experienced within the District, with a slight decline in population under a low growth scenario and growth up to 34,350 under a high growth scenario. The South Waikato Growth Plan provides for a range of options and opportunities for growth to ensure we have enough capacity in the pipeline if growth trends continue. The three-yearly review of the Growth Plan and on-going monitoring of development provides the opportunity to evaluate how fast we are growing, and speed up or slow down the zoning and servicing of land in response to demand.

We will need a range of housing types over the next 30 years to meet the needs of our communities now and into the future, and contribute to a 'well-functioning urban environment' as required by the NPSUD. There are a range of factors that inform the type of housing we will need.

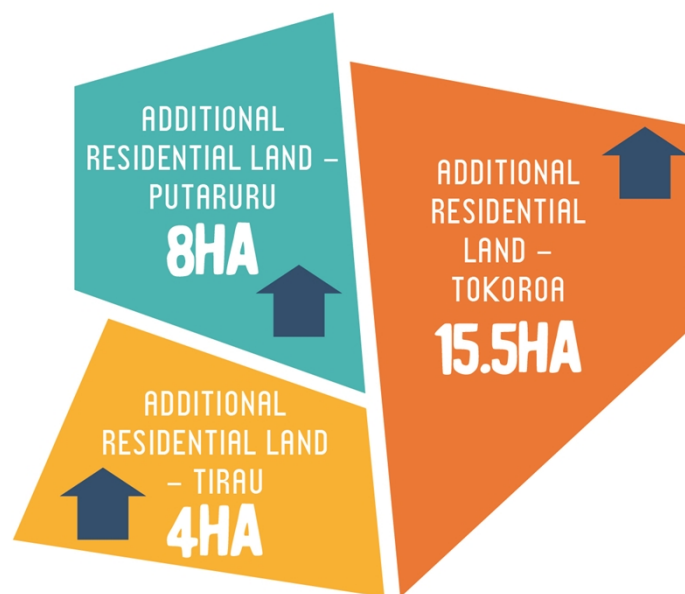
Like the rest of New Zealand, the population within the South Waikato is ageing at an increasing rate. Related to this, a large portion of the projected growth in households is expected within one-person and couple households, accounting for 52% of all households by 2052. In addition to this, analysis shows that growth will be concentrated across lower average household income bands.

2.5.1.3 How many houses will we need?

To respond to growth within the South Waikato, we will need to provide additional housing that meets the housing needs of the community in terms of type, price, and location. While there is available land under the current planning rules to provide for the additional number of houses required, over 545 additional houses are needed over the next 30 years under a high growth scenario to create competition in the development market to deliver affordable housing options at a suitable price point. To facilitate this, the District will need to include sufficient land for residential growth. It will be also important for the South Waikato Growth Plan to provide ample opportunity to develop smaller and more affordable housing.

To cater for this type of residential growth, and once the required margins to support competition within the housing development market are included, the South Waikato will require over 27 hectares of additional residential land over the next 30 years. This comprises approximately:

- 15.5 hectares in Tokoroa;
- 4 hectares in Tīrau; and
- 8 hectares in Putāruru.



Hidden Shortfall

In addition to the above there is a need in the short term for affordable housing in the South Waikato due to a 'hidden shortfall' driven by affordability issues. South Waikato has a unique set of challenges not readily seen elsewhere in the country. Despite the amount of land zoned and available for development in Tokoroa, Putāruru and Tīrau, there is a hidden shortfall in housing capacity. This hidden shortfall in capacity is due to the average incomes of our current population and other factors such as average house prices and rents and the cost of developing new homes meaning our community are unable to break into the housing market. Together these factors mean that while there is some land available for housing it is not currently genuine capacity available as it cannot be reasonably realised by many of the community due to affordability constraints. The exact number of people wanting to buy, but who are unable to make this shift, is likely to be significant based on the data, but is unable to be quantified. What we know however, is that this creates an immediate housing capacity problem in addition to the 27 hectares required over the next 30 years.

The South Waikato Growth Plan responds to and plans for the 27-hectare shortfall as well as the hidden shortfall through ensuring an oversupply of land available for development to encourage competition in the market and enabling the development of different typologies at different price points that give our community more choice. Providing for an oversupply of capacity is consistent with the NPS-UD which seeks to ensure that there is more than sufficient development capacity at all times. This is only one mechanism however to address the hidden shortfall and housing

affordability. Council is also looking at options for affordable housing as part of the 2024 -34 LTP. Other tools such as the District Plan and Town Concept Plans will also assist in addressing the capacity shortfall and housing affordability across the District.

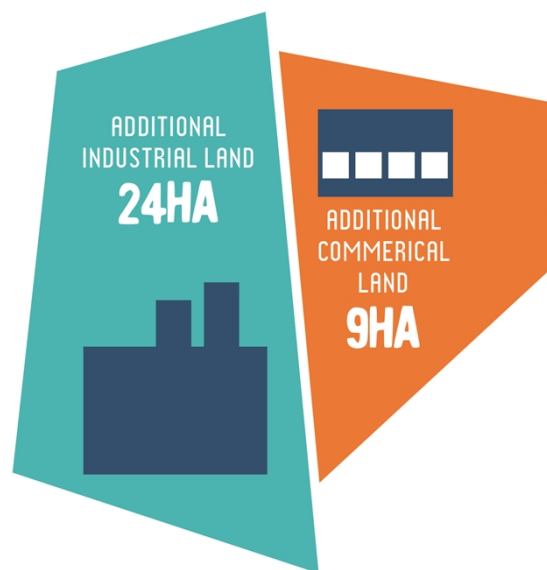
2.5.2 Business Context

The economy within the South Waikato is projected to grow in a range of sectors, each with their own unique land requirements. How council will facilitate and enable growth is set out within the Economic Development Plan. Key growth sectors include social services such as health and education, professional and personal services, and manufacturing. This will require additional land area to support increases in job growth and to meet the needs of the community. Growth within each individual sector will vary depending on the growth rate, however, remain concentrated within the key sectors of social and professional services and manufacturing.

Over the long term, it is expected that that we will need an additional 24 hectares of developable land for industrial activities like manufacturing, warehousing, storage, and processing, and 9 hectares of commercial land for activities like offices, retail shops, research facilities, and education.

These land areas are based on projected increases in job growth and there are choices in how this catered for spatially. For example, for commercial and retail activities, new multi-storey buildings in the three townships can provide this growth within the existing urban footprint.

Industrial development is different, with manufacturing needing more land area for the types of activities that take place. Review and monitoring of the Growth Plan and District Plan will ensure that planning rules and land capacity enable and support growth within individual sectors in long term.





2024 – 2054 GROWTH PLAN

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PART B - SOUTH WAIKATO GROWTH PLAN



3.0 Part B – South Waikato Growth Plan

3.1 Growth Statement and Objectives

Our



growth statement and objectives articulate our aspirations for South Waikato in the future. They show what we are aiming to achieve, what is important to us and what will inform our decision making in the future. The growth plan objectives are consistent with and build on the community outcomes that are expressed within the LTP.

‘Thriving heart of rural Waikato, where the natural whenua, towns and communities weave together to enable local choice, character and opportunity.’

The South Waikato Growth Plan aims to achieve the following objectives:



Our commitment to Te Tiriti o Waitangi and Mana Whenua influence growth and is intertwined into our shared communities.

The diversity of our communities is acknowledged and celebrated.



Sufficient supply and a range of housing and accommodation choices by type and location to meet the diverse current and future needs of our community.



Enable business and industry to grow in locations that meet the current and future needs of the community and supports our people to thrive.

We are committed to investing in diverse business and industry opportunities.



Our community is resilient to the risks and effects of climate change and natural hazards. We are proactive and can adapt to future effects of climate change.



We will protect and enhance our natural environment – the wellbeing of te taiao is connected to our community's overall wellbeing.



Our urban areas are highly accessible where people can easily and safely access jobs, services, community facilities, education and quality open space.



Our communities and towns are connected and provide centralised social, economic, educational and cultural hubs to support and meet current and future needs.



Infrastructure is planned to enable growth and development when and where it is needed. We focus investment into reliable, resilient and safe infrastructure.

3.2 Overall District Wide

The South Waikato Growth Plan looks at the District as a whole to consider how growth should occur over the next 30 years. South Waikato is made up of several towns, each with their own distinct identity, that together with our rural communities form the District. The Growth Plan considers the entire District holistically to ensure growth is being directed in the most suitable and appropriate locations and that we have a coherent plan for how we will grow.

The South Waikato Growth Plan is guided by the 2023 HBA, which considers the housing and business needs of the three core towns: Tokoroa, Putāruru and Tīrau. To address these needs, the Growth Plan provides a plan for Tokoroa, Putāruru and Tīrau. We are also focussing growth in the existing urban areas to protect the character of high-quality soils in the rural zones. While each of the three towns is discussed separately, the South Waikato Growth Plan seeks to provide an all of District response to growth. This is achieved through enabling growth across Tokoroa, Putāruru and Tīrau and providing for a diversity in how we may grow. The d Growth Plan also ensures that we have the ability as Council to respond to strategic opportunities across the District as they arise. Other mechanisms e.g., South Waikato District Plan, Long Term Plan and Town Concept Plans will be levers that we can use to determine the nature of the growth in each town and rural area and respond and manage growth pressures in line with the Growth Plan direction. The Town Concept Plans will also consider how these urban areas service the needs of the whole District including the surrounding rural areas.

South Waikato at a glance

- South Waikato District's population was 25,900 in 2022, up 1.2% since the 2021¹.
- South Waikato District's GDP is valued at \$1,508.9M in the year to end March 2022. This was up 3.3% from the previous period².
- As of 2022, 2,484 businesses were in the South Waikato District, which is up 4.2% from 2021³.
- As of 2022, 10,551 jobs were filled in the South Waikato, which was up 2.6% from 2021⁴.



¹ Statistics New Zealand [2023]

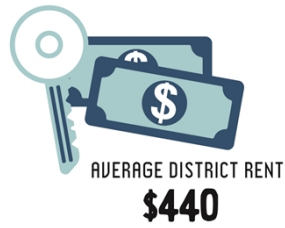
² Infometrics [2023]

³ South Waikato District Council Housing and Business Capacity Assessment 2023

⁴ South Waikato District Council Housing and Business Capacity Assessment 2023

- As of 2023, the average weekly rent in South Waikato was \$440⁵.
- The average house price in South Waikato is just under \$440,000⁶.

Across the South Waikato District, additional homes are required by 2052 (not taking into account the hidden shortfall) to meet the anticipated growth.



⁵ Tenancy Services – MBIE [May 2023].

⁶ Infometrics [2023]

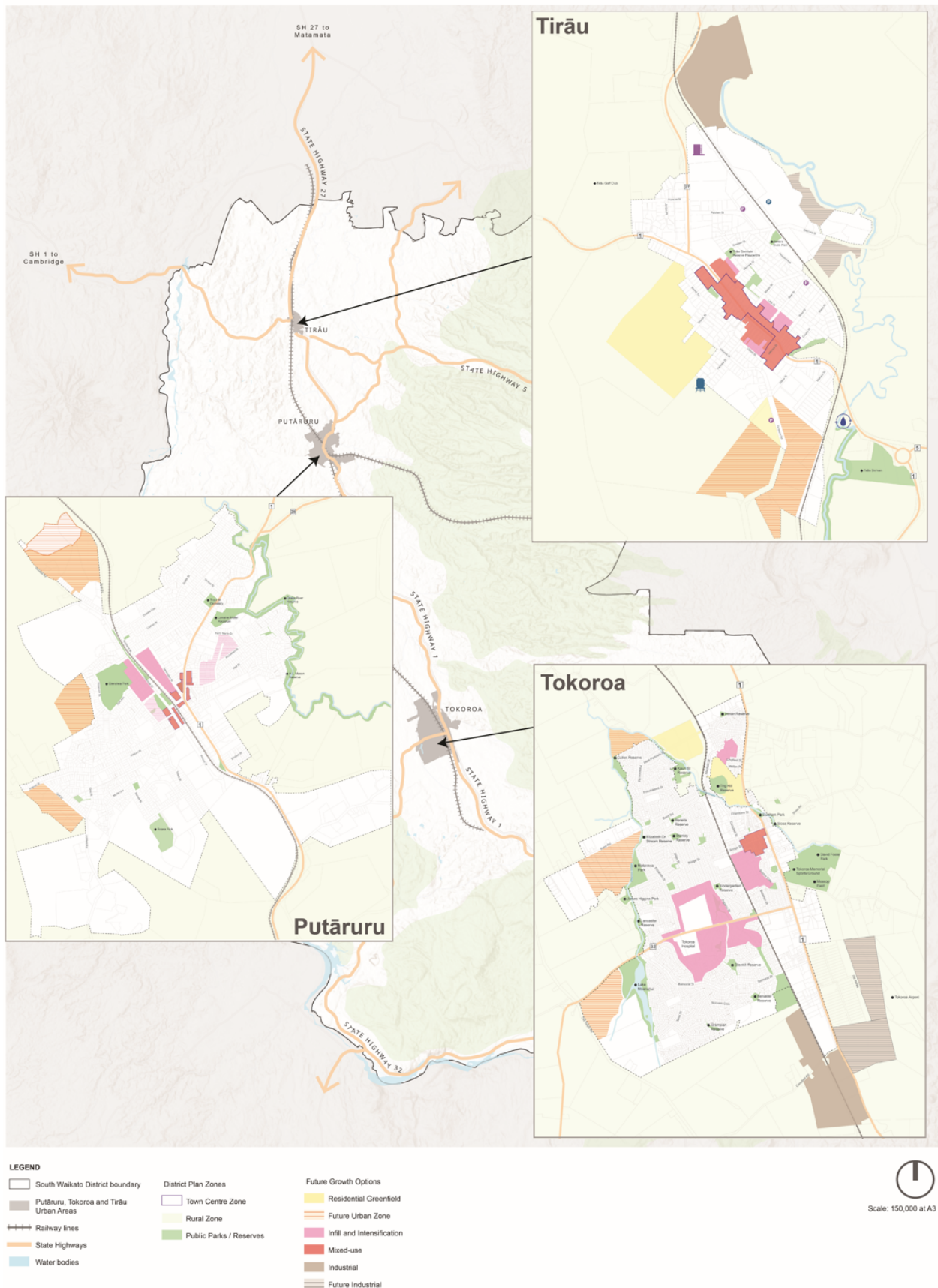


Figure 5: Overall South Waikato Growth Plan

The South Waikato Growth Plan will deliver a significant amount of capacity across the district – 3,287 homes (and 2,371 zoned FUZ), 634 mixed-use allotments, and 768 industrial allotments (and 884 zoned FUZ) (see Table 1). Growth will be enabled in Tokoroa, Putāruru and Tīrau and provide choice and opportunity and will deliver greater land supply to support growth and create competition in the development market.

In determining the growth cells identified in Figure 5 above, the Growth Plan has considered key factors such as natural hazards (e.g. flooding), affordability, topography, accessibility and modes of transport, highly productive land, biodiversity and infrastructure in determining the most suitable locations to support growth both now and in the future.

Table 1: Summary of Capacities.

Capacity (allotments)	
Tokoroa	
Greenfield Residential	591
FUZ Greenfield Residential	1,334
Residential Infill	2,214
Mixed-use	243
Industry & Business	656
FUZ Industry & Business	848
Putāruru	
FUZ Greenfield Residential	726
Residential Infill	232
FUZ Residential Infill	198
Mixed-use	144
Tīrau	
Greenfield Residential	347
FUZ Greenfield Residential	311
Residential Infill	55
Mixed-use	247
Industry & Business	112
FUZ Industry & Business	36
South Waikato District (as a whole)	
Greenfield Residential	938
FUZ Greenfield Residential	2,371
Residential Infill	2,523
FUZ Residential Infill	198
Mixed-use	611
Industry & Business	768
FUZ Industry & Business	884

The growth plan provides for growth through the following mechanisms:

Through these mechanisms it is proposed to provide for the anticipated housing shortfall in a

INTENSIFICATION / INFILL	FUTURE INTENSIFICATION / INFILL	MIXED USE AREAS	GREENFIELD RESIDENTIAL AREAS	GREENFIELD INDUSTRIAL / BUSINESS AREAS	FUTURE URBAN AREAS (BOTH RESIDENTIAL AND INDUSTRIAL)
Within the existing urban environment: development or redevelopment of a site within the existing urban area at a greater intensity than the existing form.	Within the existing urban environment.	Combining two or more uses within a building, site or block (predominantly commercial at ground floor and residential above ground floor).	Residential development of undeveloped, un-serviced land that is located on the urban fringes (predominantly rurally zoned).	Industrial / business development of undeveloped, un-serviced land that is located on the urban fringes (predominantly rurally zoned).	Areas identified as suitable for development of housing or businesses in the future, if and when there is supporting infrastructure available and there is a demand for either residential and/or industrial supply.

comprehensive, all-encompassing approach that accounts for both the hidden and projected shortfalls. In addition, further greenfield capacity to cater for future growth has also been provided. This approach is taken because as, through previous decades, infill has not been as desirable and affordable when compared to greenfield development. It can be more cost effective to provide for new dwellings in greenfield areas as densities can be better managed on land that does not cater for existing buildings and infrastructure that need to be repositioned, demolished, or retrospectively modified. The value uplift of greenfield development is predominately favoured in the Growth Plan given the low existing land value of infill housing areas in South Waikato, particularly in Tokoroa.

The approach in the Growth Plan is to provide a healthy combination of high quality and well-designed greenfield and infill options, over multiple land ownership land parcels, with a strong emphasis on providing 'additional' greenfield development opportunities. Infill development through the promotion of mixed-use development around highly accessible, high amenity areas can be enhanced through exploring future opportunities with public-private partnerships to deliver affordable housing.

To enable growth some intensification, greenfield residential and industrial areas are indicated to be live zoned through the South Waikato District Plan and be available for development imminently subject to community consultation. The future urban areas indicate where future development may occur if / when additional land is needed, or the areas are suitable be live zoned – this may happen in the short term, or these areas may not get zoned for development for at least 30 years. The future urban areas provide flexibility to respond to future development opportunities or provide additional capacity to respond to demand. This mechanism supports us in looking for opportunities to share the cost of key strategic infrastructure to support the delivery of affordable housing for our community.

3.3 Tokoroa

Tokoroa is the southern gateway to the South Waikato, known as the hub of Aotearoa New Zealand's forestry, timber, and pulp and paper industries. Located between Hamilton and Taupō on State Highway 1, Tokoroa is the largest town in the South Waikato District, and the fifth largest town in the Waikato Region.

TOKOROA

The population of Tokoroa has seen significant change in recent years, because of the evolving industries, central location, and housing unaffordability in the wider Waikato and Bay of Plenty regions. We expect growth to continue, with approximately 16,800 – 20,100 people likely to call Tokoroa home by 2052. Tokoroa is expected to see growth in the older age groups which will increase demand for health services, alternative transport options, and smaller and low maintenance homes.

Creating a vibrant town centre, and high-quality recreation and community facilities will attract families. This needs to be supported by housing choice and affordability.

Tokoroa has many opportunities associated with its central location for population and business growth, in short commuting distance from some of Aotearoa New Zealand's cities: Taupō (65km), Tauranga (85km), and Hamilton (89km).

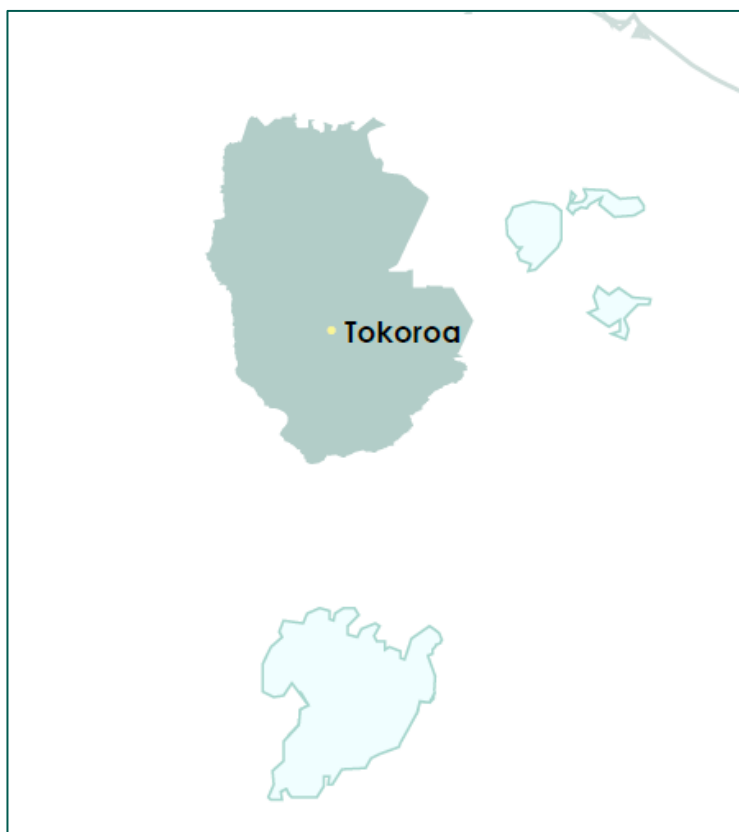


Figure 6: Tokoroa Locality.

Key community priorities

- Increase and improve housing options, supply and affordability,
- Improve safety along State Highway 1,
- Provide for active modes of transport, specifically through the development of walking and cycling tracks, and
- Enable the expansion of Tokoroa through greenfield development to deliver both residential and industry development.

Tokoroa at a glance

- 14,500 people call Tokoroa home, steadily increasing from 12,970 in 2013⁷.



- 9,717 houses are located in South Waikato District as of 2018, with 648 of those unoccupied as of 2018⁸. 619 building consents have been issued since 2021⁹.
- In 2018, home ownership in Tokoroa was approximately 64.5% (including partly owned or held in a family trust)¹⁰, with an average house price of \$390,000¹¹.
- Over the last five years, the number of businesses in Tokoroa has increased from 601 in 2017 to 636 in 2022¹².
- The number of people these businesses employ has also increased over the last five years, from 3,733 in 2017 to 3,929 in 2022¹³.

⁷ Statistics New Zealand [2023].

⁸ Statistics New Zealand [2023].

⁹ South Waikato District Council [2023].

¹⁰ Statistics New Zealand [2023].

¹¹ One Roof [June 2023].

¹² Statistics New Zealand [2023].

¹³ Statistics New Zealand [2023].

Housing Growth

Tokoroa could need an additional 295 homes by 2052 to meet our growth aspirations. This equates to approximately 15.5 hectares.

As outlined in the 2023 HBA, there is expected to be a gradual shift towards attached, smaller dwellings, particularly as this provides a more affordable typology. The rate of transition to higher density living is likely to be slower than large urban centres around Aotearoa New Zealand, with detached dwellings likely to remain the preference.

A range of potential growth areas, both greenfield residential and residential infill, were assessed to determine their suitability for future development. The areas have been assessed as outlined below.

Table 2: Potential Residential Growth Areas in Tokoroa.

Area	Size (ha)	Inclusion in Growth Plan
Greenfield Residential		
1	33.5	Yes
2	141.3	No
3	41.7	Yes
4	92.2	No
5	13.7	Yes
6	24	Yes
7	15.4	Yes
8	1.8	No
9	41.3	No
Residential Infill		
1	31.1	Yes
2	13.4	Yes
3	23.2	Yes
4	9.6	No
5	17.8	No
6	18.5	Yes
7	6	Yes
Mixed Use		
1	9.1	Yes

Business Growth

Tokoroa's location in the Waikato Region and Central North Island, along the rail corridor and State Highway 1 makes it suitable and desirable for business and industrial development.

Over the next 30 years, Tokoroa has a shortfall in both business and industrial land. This shortfall will start to occur within the next three years (short-term), as set out Table 3 below.

Table 3: Business and Industrial Capacity in Tokoroa.

	3-year	7-year	20-year
Business	Sufficient	Insufficient	Insufficient
Industrial	Insufficient	Insufficient	Insufficient

Tokoroa has a business shortfall of approximately 4 hectares and an industry shortfall of 16 hectares, resulting in a total shortfall of 20 hectares by 2052 to meet our growth aspirations.

A range of potential industry and business growth areas were assessed to determine their suitability for future development. The areas assessed are outlined below.

Table 4: Potential Business and Industrial Growth Areas in Tokoroa.

Area	Size (ha)	Inclusion in Growth Plan
1	82	Yes
2	106	Partial (see Figure 7)
3	38.3	No
4	44.52	Yes

Tokoroa's Growth Plan

Key Components of the Growth Plan:

- Provide for a combination of greenfield residential, residential infill, and industrial growth in Tokoroa.
- Two live zoned greenfield residential growth areas to the north of Tokoroa's town centre via West Parkdale St to the west of the rail corridor and to the east of Manfield Street. These two areas have a combined capacity of 552 residential allotments, across an area of 39.4ha.
- To allow flexibility, the South Waikato Growth Plan includes provision for Future Urban Zone ('FUZ') land which can be brought online when required by Council or in partnership with developers. Three greenfield residential FUZ areas are indicated; one located to the west of Tokoroa's town centre, south of Baird Road, which has a capacity of 624 residential allotments. The second FUZ greenfield residential area is located to the south-west of Tokoroa's town centre on State Highway 32, adjacent to Lake Moananui, and has a capacity of 502 residential allotments. The third FUZ greenfield area is located to the north of Paraonui Road and Cullen Reserve, which has a capacity of 204 residential allotments.
- Residential infill/intensification is also provided in and around the town centre and in areas most accessible to jobs, services, community facilities and quality open space. The intensification areas will enable medium density housing. Residential infill provides for housing with greater density of development, such as duplexes, terraced housing and apartment buildings (3-4 storeys). Five live zoned residential infill areas are proposed in Tokoroa. Three of

these proposed residential infill areas are situated along State Highway 32, around Tokoroa Hospital and Tokoroa Intermediate and High School, which can accommodate 1,561 residential allotments. The fourth area is located between the rail corridor and Tokoroa's town centre, in a highly accessible location, which can accommodate 493 residential allotments. The final area is located north of Tokoroa's town centre, near the urban boundary, and can accommodate 160 residential allotments. The combined capacity of these five residential infill growth areas is 2,214 residential allotments, across an area of 92.2ha.

- Provision for mixed-use development is signaled within Tokoroa's town centre. This could be medium density development with ground-floor retail or commercial and above-ground residential. The sole mixed-use area has a total area of 9.1ha and a capacity of 243 allotments.
- Industry and business growth is provided for in one live zoned industrial growth area, which is an extension to the south of the existing industrial area. This area has access to both the rail corridor and State Highway 1, with a capacity of 656 allotments, across an area of 82ha. Two future industrial areas are signaled. The first FUZ area is located at Tokoroa Airport which can deliver 300 allotments within the 37.5ha. The second FUZ area is located east of State Highway 1 at the end of Lochmaben Road, which can deliver 356 industrial allotments within 44.52ha.

Strategic supporting infrastructure requirements:

High quality infrastructure is required to support the growing Tokoroa community and to respond to the growth plan.

- New industrial growth will need to be dry industry which does not use and/or generate significant volumes of water or wastewater, as there is no capacity for wet industry in the wastewater network. The current wastewater treatment plant discharges to Whakauru Stream. Council's wastewater resource consent has limits on discharge to the receiving environment and requirements for Council to improve the quality of effluent over the life of consent. We need to provide for and plan for LTP funding to incrementally upgrade the wastewater treatment plant with consent. Upgrades would cost circa \$15m over 15-20 years.
- The existing pump station that takes wastewater from Parkdale Street Pump Station will require upgrading and allow for wet weather storage - this is estimated at 1m in cost to enable the new northern growth areas (greenfield and infill).
- The current location of the wastewater treatment facility at the northern end of Whakauru Street is strategic in respect of the proposed new greenfield growth areas which are in close proximity. There is potential within the existing plant site to provide additional processing capacity, however this would require further detailed consideration given the limited space available on site.
- Additional water reticulation and storage upgrades will be required to meet long term growth projections, but we currently have enough consented volume to provide for the projected growth in the short to medium term. The reservoirs on Colson's Hill provide adequate storage and supply to Tokoroa based on current usage and rainfall patterns. A southwestern infill growth booster pump (cost circa 500k) will be needed by year 10-15. New development in the greenfield residential areas near Trig Hill may require an additional booster pump for water due to the topography (cost circa 500k).

- Some notable stormwater upgrades will be needed, including an immediate upgrade to the West Parkdale culvert to deal with a 1/100 year event (cost circa 500k). With a future roading connection linking up both East and West Parkdale streets a new culvert would be required at the Kauri Street intersection with Parkdale East.

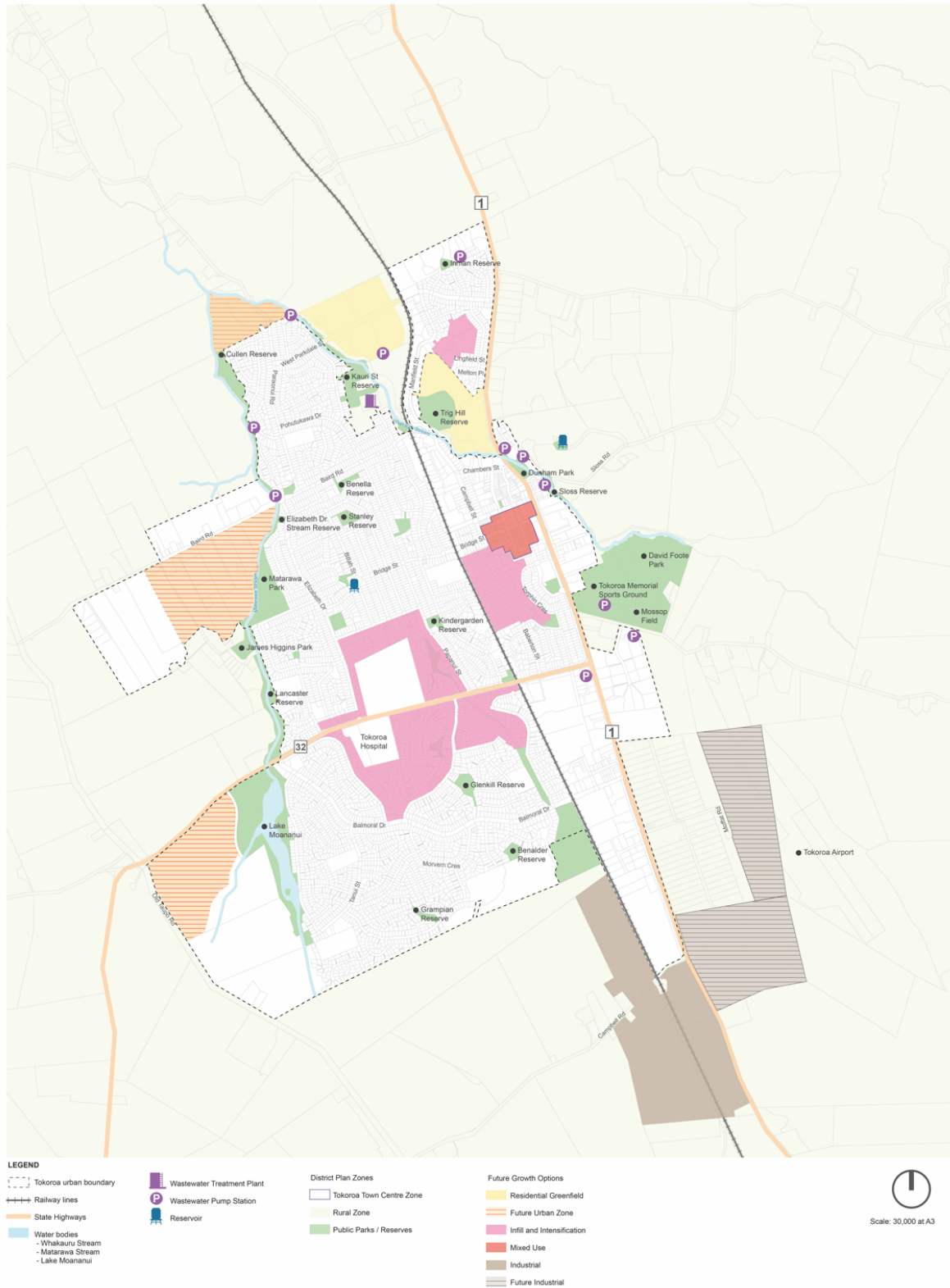


Figure 7: Preferred Growth Plan for Tokoroa.

3.4 Putāruru

Putāruru is located within the centre of the South Waikato, along State Highway 1 between Tīrau and Tokoroa. It is well known for the crystal, clear waters of Te Waihou.



The population of Putāruru has seen changing growth in recent years, because of people moving here to enjoy the natural environment, central location, and housing affordability. We expect growth to continue, with approximately 5,250 – 6,300 people likely to call Putāruru home by 2052. Putāruru is expected to see growth in the older age groups, with a planned large retirement village, which will increase demand for health services, alternative transport options, and smaller and low maintenance homes.

Creating a vibrant town centre, and high-quality recreation and community facilities will attract families. This needs to be supported by housing choice and affordability.

Putāruru has many opportunities associated with its central location for population and business growth, in short commuting distance from some of Aotearoa New Zealand's cities: Tauranga (62km), Hamilton (66km), and Taupō (87km).

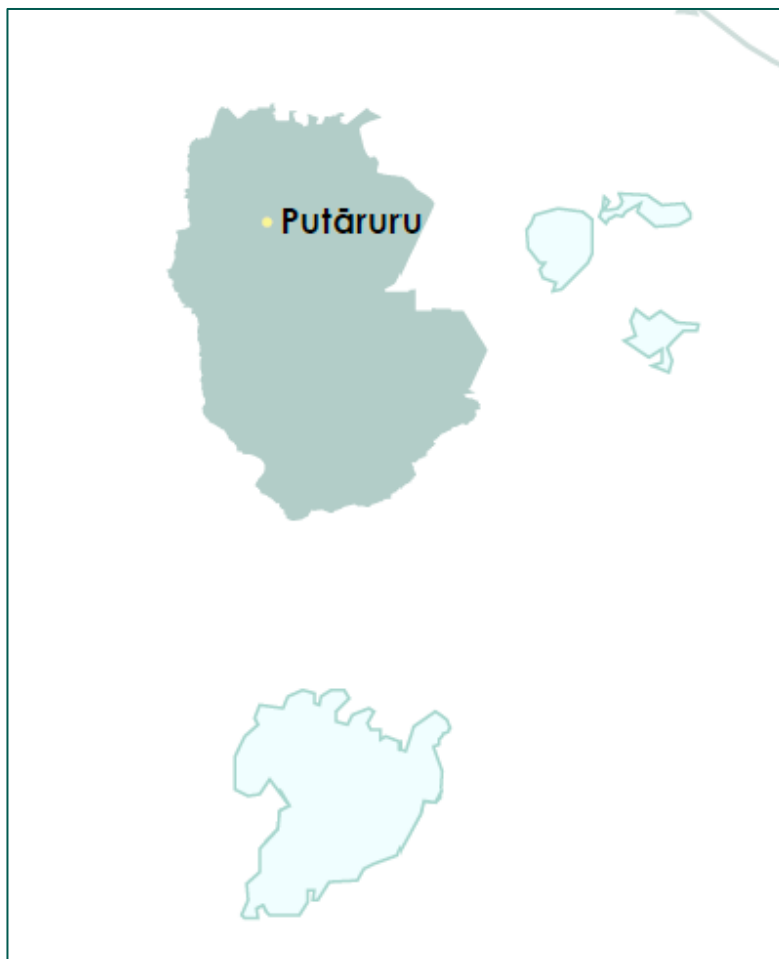


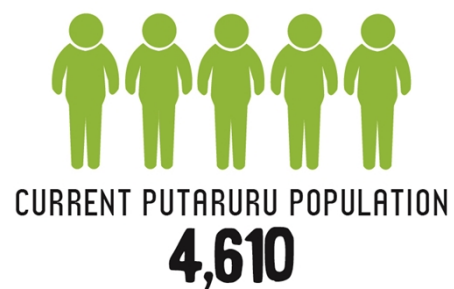
Figure 8: Putāruru Locality.

Key community priorities

- Increase and improve housing supply and affordability,
- Improve safety along State Highway 1,
- Growth will need to be supported by additional community and civic spaces, with investment in the existing community facilities,
- Provide for active transport connections to Te Waihou, and
- Enable the expansion Putāruru through greenfield development to deliver residential development.

Putāruru at a glance

- 4,610 people call Putāruru home, steadily increasing from 4,110 in 2013¹⁴.
- 9,717 houses are in South Waikato District as of 2018, with 321 of those unoccupied as of 2018¹⁵. 353 building consents have been issued since 2021¹⁶.
- In 2018, home ownership in Putāruru was approximately 66.2% (including partly owned or held in a family trust)¹⁷, with an average house price of \$490,000¹⁸.
- Over the last ten years, the number of businesses in Putāruru has continued to increase from 334 in 2012 to 486 in 2022 – an increase of approximately 37%¹⁹.
- The number of people these businesses employ has also increased over the last ten years from 1,541 in 2012 to 1,917 in 2022²⁰.



Housing Growth

Putāruru could need an additional 160 homes by 2052 to meet our growth aspirations. This equates to 7.7 hectares.

As outlined in the 2023 HBA, there is expected to be a gradual shift towards attached, smaller dwellings, particularly as this provides a more affordable typology. The rate of transition to higher density living is likely to be slower than large urban centres around Aotearoa New Zealand, with detached dwellings likely to remain the preference.

A range of potential growth areas, both greenfield residential and residential infill, to determine their suitability for future development. The areas have been assessed as outlined below.

¹⁴ Statistics New Zealand [2023].

¹⁵ Statistics New Zealand [2023].

¹⁶ South Waikato District Council [2023].

¹⁷ Statistics New Zealand [2023].

¹⁸ One Roof [June 2023].

¹⁹ Statistics New Zealand [2023].

²⁰ Statistics New Zealand [2023].

Table 5: Potential Residential Growth Areas in Putāruru.

Area	Size (ha)	Inclusion in Growth Plan
Greenfield Residential		
1	21.2	No
2	44.5	No
3	8.8	Yes
4	22.6	No
5	11.3	Yes
6	28.3	Yes
7	11.9	No
8	10	No
Residential Infill		
1	4.5	Yes
2	4.2	Yes
3	2	Yes
4	5.4	Yes
5	7.7	No
6	12.9	No
Mixed Use		
1	5.4	Yes

Business Growth

Putāruru's location in the Waikato Region and Central North Island, along the rail corridor and State Highway 1 makes it suitable and desirable for business and industrial development. The HBA has determined that there is sufficient availability of land for business and industrial development for the short to long term, as set below.

Table 6: Business and Industrial Capacity in Putāruru.

	3-year	7-year	20-year
Business	Sufficient	Sufficient	Sufficient
Industrial	Sufficient	Sufficient	Sufficient

In the long term, there is the potential for a small shortfall of industrial land (less than 4ha). This shortfall may not occur and is dependent on the amount of uptake of the large amount of land we currently have zoned for business and industry in Putāruru. Given there is no shortfall in the short-to-medium term and potentially no shortfall in the Long Term, no further business and industry growth areas are proposed for Putāruru.

Putāruru's Growth Plan

Key Components of the Growth Plan:

- The South Waikato Growth Plan provides for a combination of greenfield residential, residential infill and mixed-use growth in Putāruru.
- Putāruru's regional water and wastewater consents do not provide enough capacity to support further greenfield residential areas currently. Given this, FUZ has been applied in Putāruru for all greenfield areas with no new growth being signaled outside the existing urban boundary in the short term. When we have more water and wastewater capacity to support growth, the FUZ areas indicate where future urban development will be enabled.
- The growth plan identifies four greenfield residential FUZ areas through a two staged approach. Within the first stage, the area to the north of Putāruru's town centre and to the west of the rail corridor (Scott Road) has an area of 18.4ha and a capacity of 276 residential allotments. The area located to the north-west of Putāruru's town centre (adjacent to Glenshea Park) has an area of 11.3ha and a capacity of 141 residential allotments. The final area within Stage One is located to the south-west of Putāruru's town centre on Arapuni Street and has an area of 8.8ha and a capacity of 132 residential allotments. The second stage represents some additional long term greenfield capacity should it be required. This area is located to the north of Putāruru's town centre and to the west of the rail corridor has an area of 10ha and a capacity of 150 residential allotments.
- Residential infill is provided for in and around the town centre in areas with high accessibility to jobs, services, amenities, community services and quality open space. These areas will enable medium density development such as duplexes, terraced housing and apartment buildings (3-4 storeys).
- Given water constraints, only two residential intensification areas are indicated to be live zoned in Putāruru to ensure we are providing sufficient development capacity. The first area is located north of Putāruru's town centre, alongside the rail corridor, and has an area of 4.5ha and a capacity of 120 residential allotments. This is adjoined by the second area on the adjacent side of the rail corridor, which has an area of 4.2ha and a capacity of 112 residential allotments. Two FUZ residential infill areas are proposed, one to the west of Putāruru's town centre, with an area of 2ha and a capacity of 53 residential allotments. The second area is to the east Putāruru's town centre with an area of 5.4ha and a capacity of 144 residential allotments. The FUZ residential infill areas can be enabled once there is greater water capacity to support the residential demand.
- Provision is made for a mixed-use growth area in Putāruru's town centre, which could be medium density development with ground-floor retail or commercial and above-ground residential. This has a total area of 5.4ha and a capacity of 144 allotments.
- No additional business or industrial land has been identified in Putāruru as the Housing and Business Assessment has identified there is more than sufficient plan enabled capacity to accommodate industry and business in the town over the next 30 years.

Strategic supporting infrastructure requirements:

High quality infrastructure is needed to support the growing Putāruru community.

- The existing growth cells already zoned will consume the consented water and wastewater allocation for Putāruru. This is a significant issue as the town has reached its water take limit. To open up the identified FUZ areas in the growth plan, we need to get more potable water either through seeking a new water take consent with a higher limit or looking into alternative water solution and efficiency methods.
- The supply of water is from the Waihou River and stored in the twin Pinedale reservoirs via Pinedale Road and bores at Glenshea Park (single reservoir). The existing potable reticulation network has been upgraded to accommodate future growth efficiently.
- Stormwater infrastructure has not been thoroughly investigated as no new greenfield areas are proposed to be brought online due to water constraints. Any new greenfield development will need to be designed to cater for all stormwater attenuation and discharge to match predevelopment run off and be sufficiently treated via onsite wetlands prior to discharge to maintain and enhance the awa.
- Wastewater treatment is managed via the Putāruru treatment plant at the northern end of Peace Street. Extensions to the treatment plant and bulk reticulation will be required when/if a new water take consent is obtained and one of the proposed FUZ areas are brought online. This can be managed incrementally and funded appropriately through Development Contributions and/or LTP/Government funding.

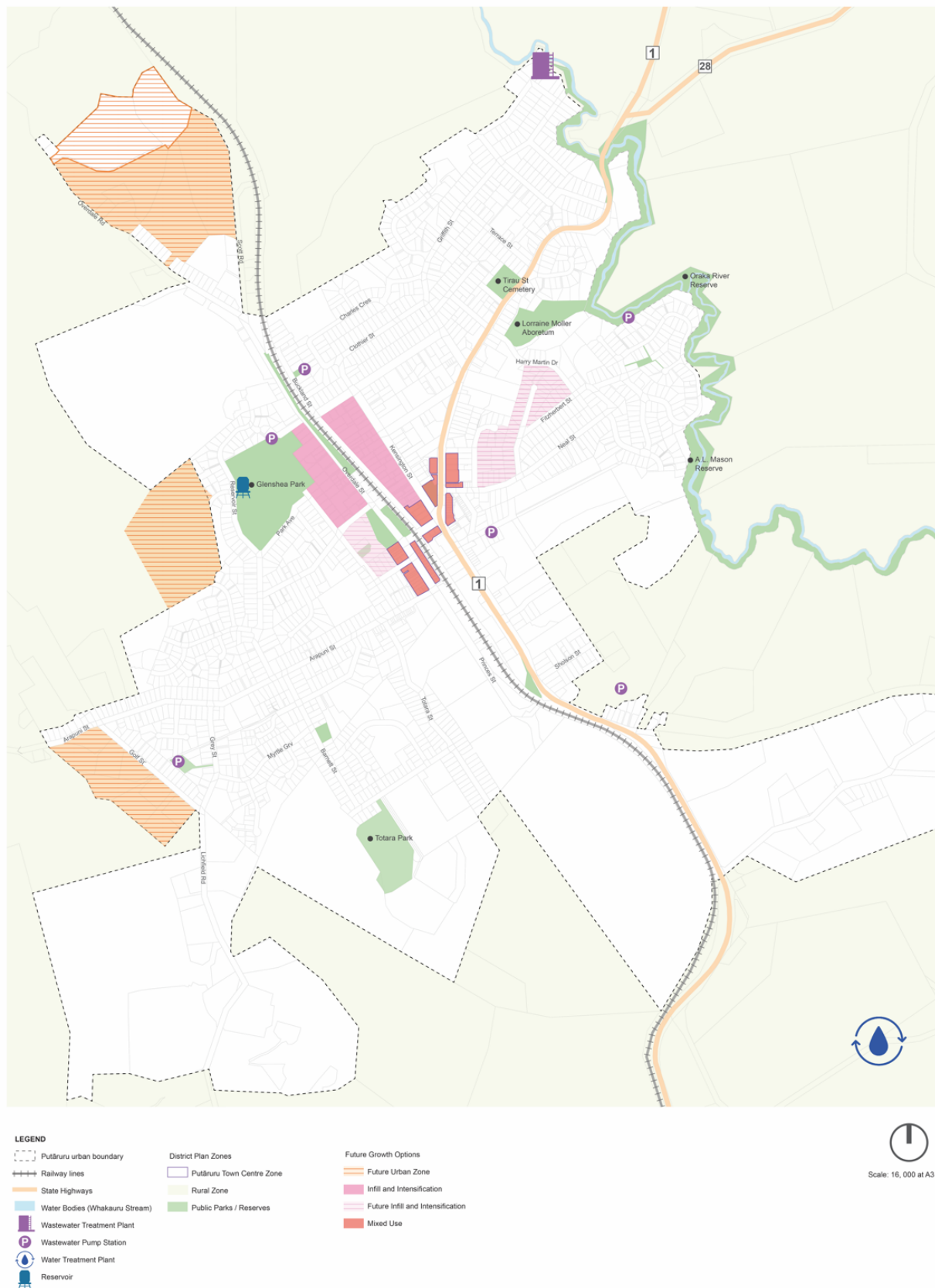


Figure 9: Preferred Growth Plan for Putāruru.

3.5 Tirau

Tirau is a small, rural town, bursting with character, particularly the famous corrugated iron sheep and sheepdog located on State Highway 1. Sitting amongst Waikato's rural landscapes, Tirau is surrounded by fertile soils, rural production, and pine forests.



The population of Tirau has been steadily growing in recent years, because of local investment in business, its central location, and tightknit community. We expect growth to continue, with approximately 2,850 – 3,450 people likely to call Tirau home by 2052. Tirau is expected to see further growth through the revitalisation of the Tirau town centre.

Continuing to enhance the town centre and investment in high quality recreation and community facilities will attract families. This needs to be supported by housing choice and affordability.

Tirau has many opportunities associated with its central location for population and business growth, in short commuting distance from some of Aotearoa New Zealand's cities: Tauranga (54km), Hamilton (57km), and Taupō (97km).

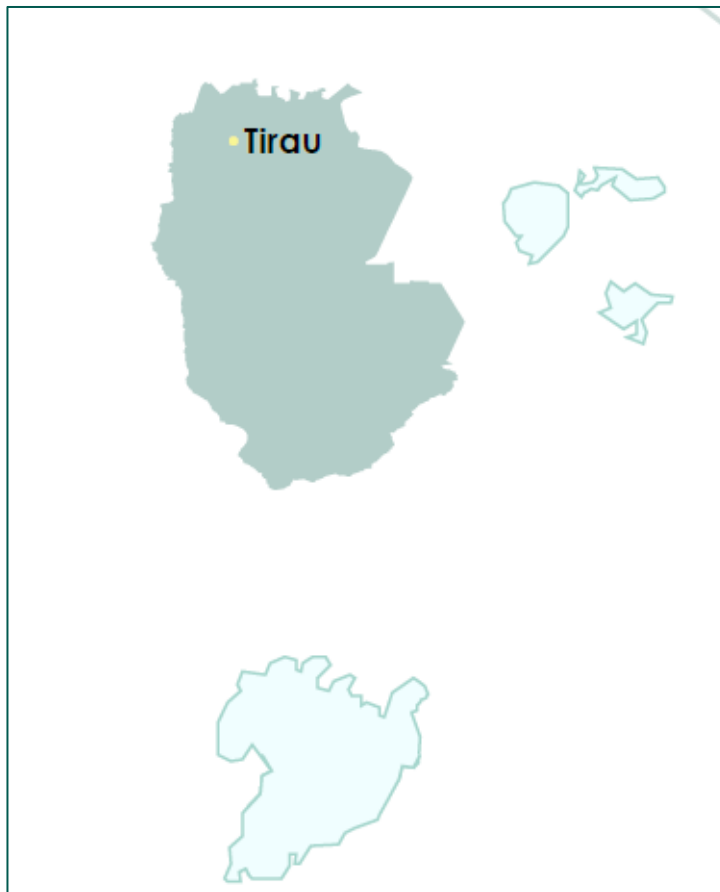


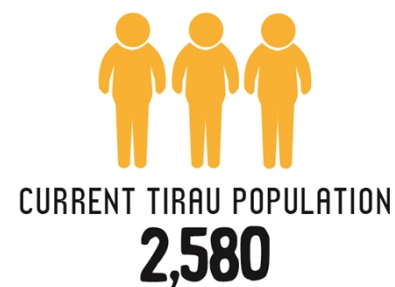
Figure 10: Tirau Locality.

Key community priorities

- Increase housing choice and variety, specifically through a refresh of existing housing stock,
- Improve safety along State Highway 1,
- Growth will need to be supported by increased provision for public parking, industrial activities, and shopping and retail,
- Enable residential expansion of Tīrau through greenfield development, and
- Retain industrial activities in its current location.

Tīrau at a glance

- 2,580 people call Tīrau home, steadily increasing since 2,210 in 2013²¹.
- 9,717 houses are in South Waikato District as of 2018, with 96 of those unoccupied as of 2018²². 104 building consents have been issued since 2021²³.
- In 2018, home ownership in Tīrau was approximately 62.9% (including partly owned or held in a family trust)²⁴, with an average house price of \$892,000²⁵.
- Over the last five years, the number of businesses in Tīrau has increased from 476 in 2017 to 510 in 2022²⁶. The greatest increase over the last ten years was the period between 2021 and 2022, where the number of businesses increased from 481 to 510²⁷.
- The number of people these businesses employ has also increased over the last five years, from 845 in 2017 to 982 in 2022²⁸. There was a slight decline between 2018 to 2021, which is considered to be an effect of the Covid-19 lockdowns.



Housing Growth

Tīrau could need an additional 90 homes by 2052 to meet our growth aspirations. This equates to an area of 4.3 hectares.

As outlined in the 2023 HBA, there is expected to be a gradual shift towards attached, smaller dwellings, particularly as this provides a more affordable typology. The rate of transition to higher density living is likely to be slower than large urban centres around Aotearoa New Zealand, with detached dwellings likely to remain the preference.

A range of potential growth areas, both greenfield residential and residential infill, to determine their suitability for future development. The areas have been assessed as outlined below.

²¹ Statistics New Zealand [2023].

²² Statistics New Zealand [2023].

²³ South Waikato District Council [2023].

²⁴ Statistics New Zealand [2023].

²⁵ One Roof [June 2023].

²⁶ Statistics New Zealand [2023].

²⁷ Statistics New Zealand [2023].

²⁸ Statistics New Zealand [2023].

Table 7: Potential Residential Growth Areas in Tīrau.

Area	Size (ha)	Inclusion in Growth Plan
Greenfield Residential		
1	21.2	Yes
2	1.9	Yes
3	9.9	Yes
4	10.8	Yes
5	2.2	No
Residential Infill		
1	0.54	Partial
2	1.11	Yes
3	0.63	Yes
4	0.64	Yes
Mixed Use		
1	9.2	Yes

Business Growth

Tīrau's location in the Waikato Region and Central North Island, along the rail corridor and State Highway 1 makes it suitable and desirable for business and industrial development.

In the short-term, Tīrau has sufficient business and industrial land, however, in the medium-to-long term there is insufficient business and industrial land as set out below.

Table 8: Business and Industrial Capacity in Tīrau.

	3-year	7-year	20-year
Business	Sufficient	Insufficient	Insufficient
Industrial	Sufficient	Insufficient	Insufficient

Tīrau has a business shortfall of 1 hectare and an industry shortfall of 4 hectares, resulting in a total shortfall of 5 hectares by 2052 to meet our growth aspirations.

A range of potential industry and business growth areas were assessed to determine their suitability for future development. The areas assessed were as outlined below.

Table 9: Potential Business and Industrial Growth Areas in Tīrau.

Area	Size (ha)	Inclusion in Growth Plan
1	5.8	Yes
2	5	Yes
3	14	Yes
4	1.1	No

Tirau's Growth Plan

Key Components of the Growth Plan:

- The South Waikato Growth Plan provides for a combination of greenfield residential, residential infill, and industrial growth in Tirau.
- Two live zoned greenfield residential growth areas are indicated west of Tirau's town centre, one via Church Street and the other via Parapara Road. These areas have a total capacity of 316 and 27 residential allotments respectively, with a combined area of 23.1ha. This is supported by two greenfield residential FUZ areas located south-west of Tirau's town centre along either side of Parapara Road, with a capacity of 148 and 163 residential allotments respectively, over a total area of 20.7ha.
- Residential infill/intensification is provided in and around the town centre in areas most accessible to jobs, services, community facilities and quality open space. The intensification areas will enable medium density housing. Residential infill provides for housing intensification with greater density of development, such as duplexes, terraced housing and apartment buildings (3-4 storeys). Four live zoned residential infill areas are proposed in Tirau. The northernmost area is located adjacent to State Highway 1 on Okoroire Street, with a total area of 0.24ha and a capacity of 7 residential allotments. Two residential infill areas are located to the east of Tirau's town centre, with a capacity of 17 residential allotments each, over a combined area of 1.27ha. The final residential infill area is located to the west of Tirau's town centre, off Oxford Street, with an area of 0.54ha and capacity of 14 residential allotments.
- Provision for mixed-use development is signaled within Tirau's town centre. This could be medium density development with ground-floor retail or commercial and above-ground residential. The live zoned mixed-use area is located along the central spine of Tirau town centre mixed-use area has a total area of 9.2ha and a capacity of 247 allotments.
- Industry and business growth is provided for through the provision of one live zoned industrial growth area. This area is in the north of Tirau, directly adjacent the rail corridor, and provides for 112 allotments across an area of 14ha. Similar to the approach with residential growth, a future industrial area has been provided for industrial growth through two areas to the east of Tirau's town centre. These two areas have a combined each have an area of 2.2ha and a capacity of 18 allotments.

Strategic Supporting Infrastructure Requirements

High quality infrastructure is needed to support the growing Tirau community.

- The wastewater treatment plant is located north of Patetere Street with land available for plant extensions. The inlet to the wastewater plant will need to be upgraded to meet growth projections. The average flow of treatment plant is 320m³, with a capacity of 360m³. Future anticipated need of 1.5m for headworks to free up new capacity required for anticipated future growth across Tirau. Upgrades to the Bear Street pump station are anticipated in the short to medium term to enable future infill growth in Tirau at circa 500k.
- A new water storage reservoir will be required to ensure that there is sufficient storage to support growth. Additional water reticulation upgrades will be needed to meet growth projections such as a Frances Street booster pump, 200mm water line upgrade down State

Highway 1 town centre and mains connection through to Church Street west to support future greenfield growth.

- Reticulated Potable water is nearing peak supply and the water take will need interrogation as new greenfield land is brought on. Caution is advised if bringing on the Church Street or FUZ areas given the potential yield implications and water supply requirements. Future water impact assessments are advised to clarify any residual capacity in the network and what would need to be managed through future water takes to enable future greenfield growth cells. Looking at the smaller Parapara Road growth cell is advised in respect of water supply in the first instance.
- The existing water treatment station currently is in a flood prone area of the Oraka Stream. Long term this will need to be relocated to reservoir location on top of Fairview Street. This work is estimated to be circa 5m and will include a new bore and relocation in the medium to long term. The current reservoir will need to be sized (doubled) and this will cost circa 3m.
- Any future industrial growth will need to be dry industry only which does not use and/or generate significant volumes of water or wastewater and provide for water reuse and attenuation and treatment before discharge. Future industrial is strategically located near the wastewater treatment plant.

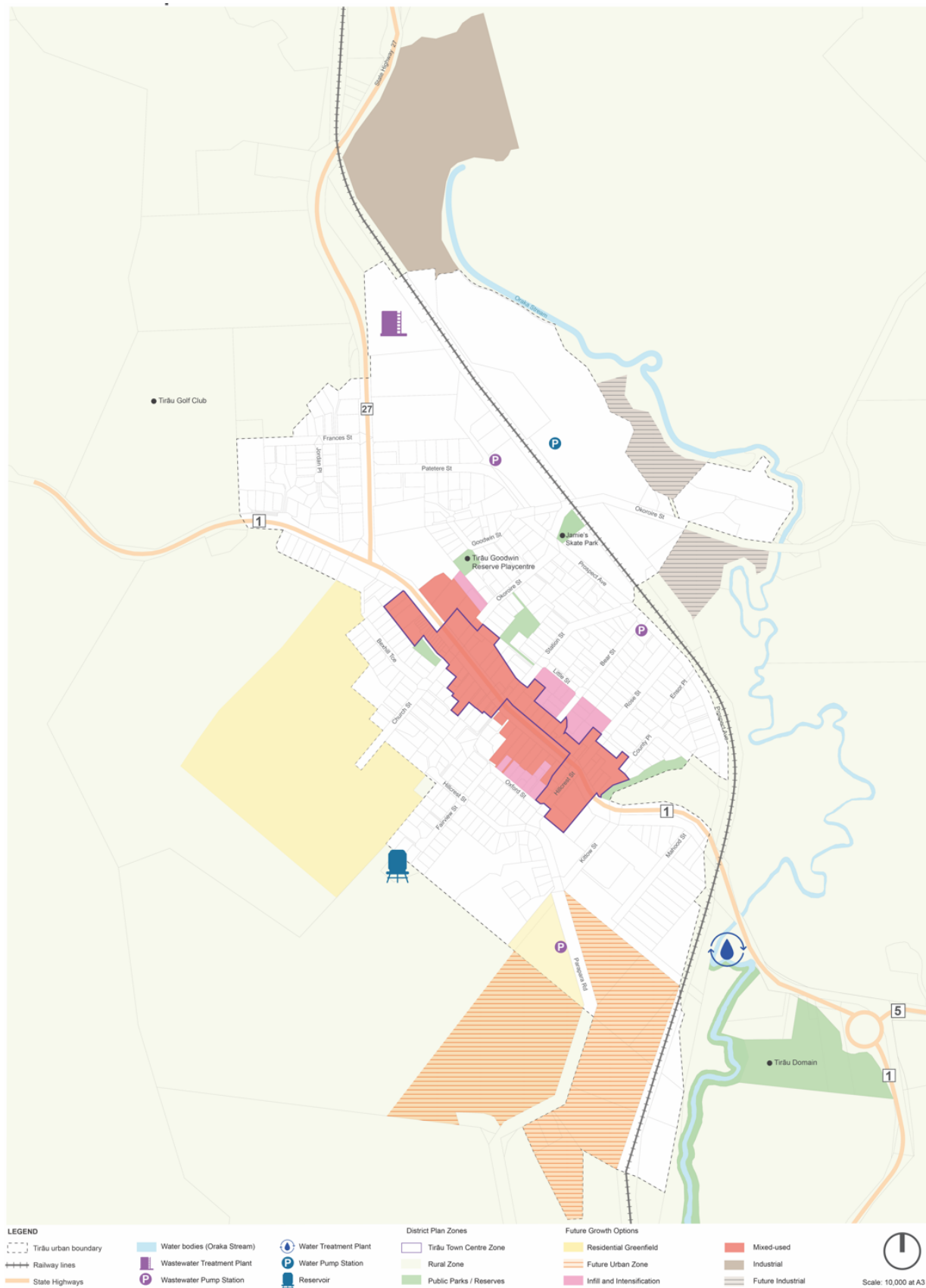


Figure 11: Preferred Growth Plan for Tīrau

3.6 Actions and Implementation

The growth plan is a Long Term strategic document with a 30-year view of growth and development. It cannot be delivered all at once and will not result in immediate change. To achieve the objectives and implement the growth plan, we need to take actions over a long period of time.

The growth plan will be implemented in conjunction with the town concept plans for Tokoroa, Putāruru and Tīrau. The town concept plans set out detailed actions and projects to support growth and development over the next 30 years based on the direction set in the growth plan.

Actions	Timeframe / Priority	Council's role	Partners and Key Stakeholders
Monitor demand for residential and industrial growth	Ongoing – completed annually	South Waikato District Council	
Invest in key strategic infrastructure to support growth	Ongoing	South Waikato District Council	Waikato Regional Council, Central Government, developers and housing providers
Prepare development contributions policy	Short term – 1 – 3 years	South Waikato District Council	
Undertake a District Plan Change for urban growth that: <ul style="list-style-type: none"> • Rezone intensification areas for medium density • Zones greenfield residential area • Zones greenfield industrial area • Incorporates FUZ areas 	Short term – 1 – 3 years	South Waikato District Council	Community, developers, social housing providers, Waikato Regional Council
Advocate to Waikato Regional Council for increased water take – apply for new water take consent	Urgent- 1 year	South Waikato District Council	Waikato Regional Council

