

## Appendix S1 – Future Growth Cells

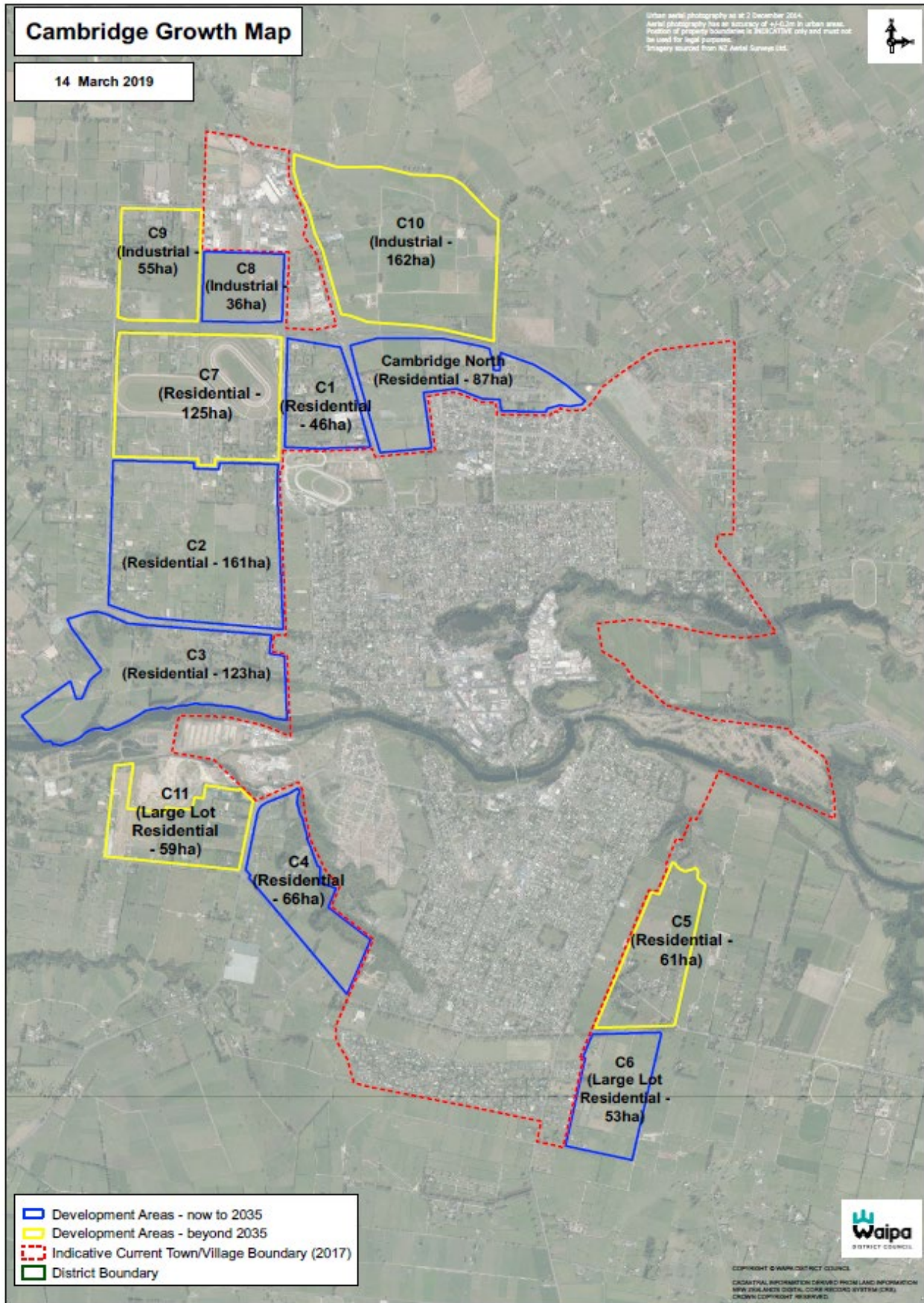
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### S1.1 Introduction

- S1.1.1 The growth cells identified in this Appendix derive primarily from the Waipa 2050 District Growth Strategy. Pre-2035 Growth Cells have been zoned according to the intended future land use, while Post-2035 Growth Cells, and most have been included within a Deferred Zone in this District Plan to indicate the intended future land use and to ensure that the future use of these Post-2035 Growth Cells is not compromised by present day development. [PC13] The Deferred Zones are the Deferred Residential Zone, Deferred Large Lot Residential Zone, Deferred Reserves Zone, Cambridge North Deferred Residential Zone, Deferred Commercial Zone and Deferred Industrial Zone.
- S1.1.2 The tables and maps that follow provide information on the location and extent of each of the growth cells, and a broad timing for each of either ‘anticipated now to 2035’ or ‘anticipated beyond 2035’. This timing ~~for the release [PC13]~~ of each growth cell is based on growth projections within the Waipa 2050 District Growth Strategy and calculation of available land supply. The indicated timing for the release of each growth cell is intended to provide certainty to the community as to future land supply.
- S1.1.3 The locations of the Deferred Zones and future ~~growth areas~~ Growth Cells [PC13] are identified on the maps contained in this Appendix. They are also shown in the Waipa 2050 District Growth Strategy which can be viewed at Waipa District Council offices. Details of the area and anticipated dwelling capacity within each growth cell are also included within the accompanying tables. The dwelling capacity within each growth cell is approximate only, and subject to further detail design at the time of subdivision. The uplifting of a Deferred Zone to enable the future intended land use for post-2035 Growth Cells to proceed can ~~occur by way of Council resolution (refer to Section 14 – Deferred Zone)~~ only occur via a Plan Change process. It is intended that any Plan Change for the Post-2035 Growth Cells includes a Structure Plan process to demonstrate how the area is to be serviced. [PC13]
- S1.1.4 Often, there will be infrastructure requirements that will precede land being made available for development. Where Council intends to fund the upfront cost of this infrastructure then it will identify this through its 10 Year Plan (LTP). The 10 Year Plan is reviewed in full every 3 years. Where the infrastructure is not identified in Council’s 10 Year Plan, then there may be the opportunity for the infrastructure to be privately funded, subject to a ‘Developer Agreement’ being in place between the private party and Council.
- S1.1.5 The information contained in this Appendix is consistent with that contained within the Waipa 2050 District Growth Strategy. The different capacities identified in the tables reflect the work undertaken within the Waipa 2050 Growth Strategy and Town Plans. The capacities shown for the Town Plans are generally greater and provide guidance on the increased density that can be achieved as a result of applying the 12-15 dwellings per gross hectare density target. Where there is inconsistencies with the Waipa 2050 District Growth Strategy, it is due to the District Plan being updated to reflect plan changes or resource consent processes that have occurred since the District Growth Strategy was released. [PC13]
- S1.1.6 Specific provisions have been developed for the Hamilton Airport Strategic Node (which includes land not previously identified in the Waipa District Growth Strategy 2009). A Comprehensive Development Plan is a prerequisite for development in the Titanium Park - Northern Precinct and Industrial Zone (Raynes Road) to ensure that development is integrated with infrastructure.

In addition, a further area of land to the west of Hamilton Airport has been identified which in future maybe developed as part of the Hamilton Airport Strategic Node.

# Cambridge



## Cambridge Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
Cambridge North	87ha	<ul style="list-style-type: none"> <li>This growth cell is zoned for residential development in the Waipa District Plan and is actively being developed. Approximately two hectares have been set aside for a neighbourhood commercial centre.</li> <li>The growth cell has a remaining dwelling capacity of approximately 1044 dwellings.</li> </ul>
C1	46ha	<ul style="list-style-type: none"> <li>This is a residential growth cell, with the potential for a commercial neighbourhood centre. Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan.</li> <li>The growth cell has a dwelling capacity of approximately 528 dwellings.</li> </ul>
C2 and C3	284ha	<ul style="list-style-type: none"> <li>This combined growth cell has been identified as the major new growth cell for residential growth on the northern side of the Waikato River. C2 includes potential for a neighbourhood centre. Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan.</li> <li>The growth cell has a dwelling capacity of approximately 3400 dwellings.</li> </ul>
C4	66ha	<ul style="list-style-type: none"> <li><del>This growth cell is intended</del> for residential development <del>as an alternative along with C5 and C11,</del> for development on the Leamington side of Cambridge. <u>Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan. [PC13]</u></li> <li>The growth cell has a dwelling capacity of approximately 790 dwellings.</li> </ul>
C6	53ha	<ul style="list-style-type: none"> <li>This growth cell is <u>intended zoned</u> for large lot residential development, <del>and</del> has a Structure Plan in place <u>and is actively being developed. [PC13]</u></li> <li>The growth cell has a dwelling capacity of approximately 160 dwellings.</li> </ul>
The above growth cells make provision for 536 hectares of residential land with a dwelling capacity of approximately 5900 dwellings.		

## Cambridge Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
C5	61ha	<ul style="list-style-type: none"> <li>Intended for residential development as an alternative along with C4, for development on the Leamington side of Cambridge.</li> <li>The growth cell has a dwelling capacity of approximately 732 dwellings.</li> </ul>

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
C7	125ha	<ul style="list-style-type: none"> <li>This growth cell has been identified as potentially suitable for residential development in the event that it is no longer required for equine / racing purposes. There is also the potential for an element of the cell to be for large lot residential purposes.</li> <li>The growth cell has a dwelling capacity of approximately 930 dwellings based on a 50% split between the two densities.</li> </ul>
C11	59ha	<ul style="list-style-type: none"> <li>This growth cell is intended for large lot residential development.</li> <li>The growth cell has a dwelling capacity of approximately 258 dwellings.</li> </ul>
The above growth cells make provision for 272 hectares of residential land with a dwelling capacity of approximately 1920 dwellings.		

### Cambridge / Hautapu Industrial Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
C8	36ha	<ul style="list-style-type: none"> <li>Intended for industrial development, the C8 growth cell is zoned industrial within the Waipa District Plan and has a structure plan in place. A combination of both the C8 and C9 growth cells has been identified as necessary to satisfy the industrial needs for Cambridge.</li> <li>The area is currently unserviced, with the structure plan identifying needed infrastructure.</li> </ul>
The industrial provision of 36 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2041.		

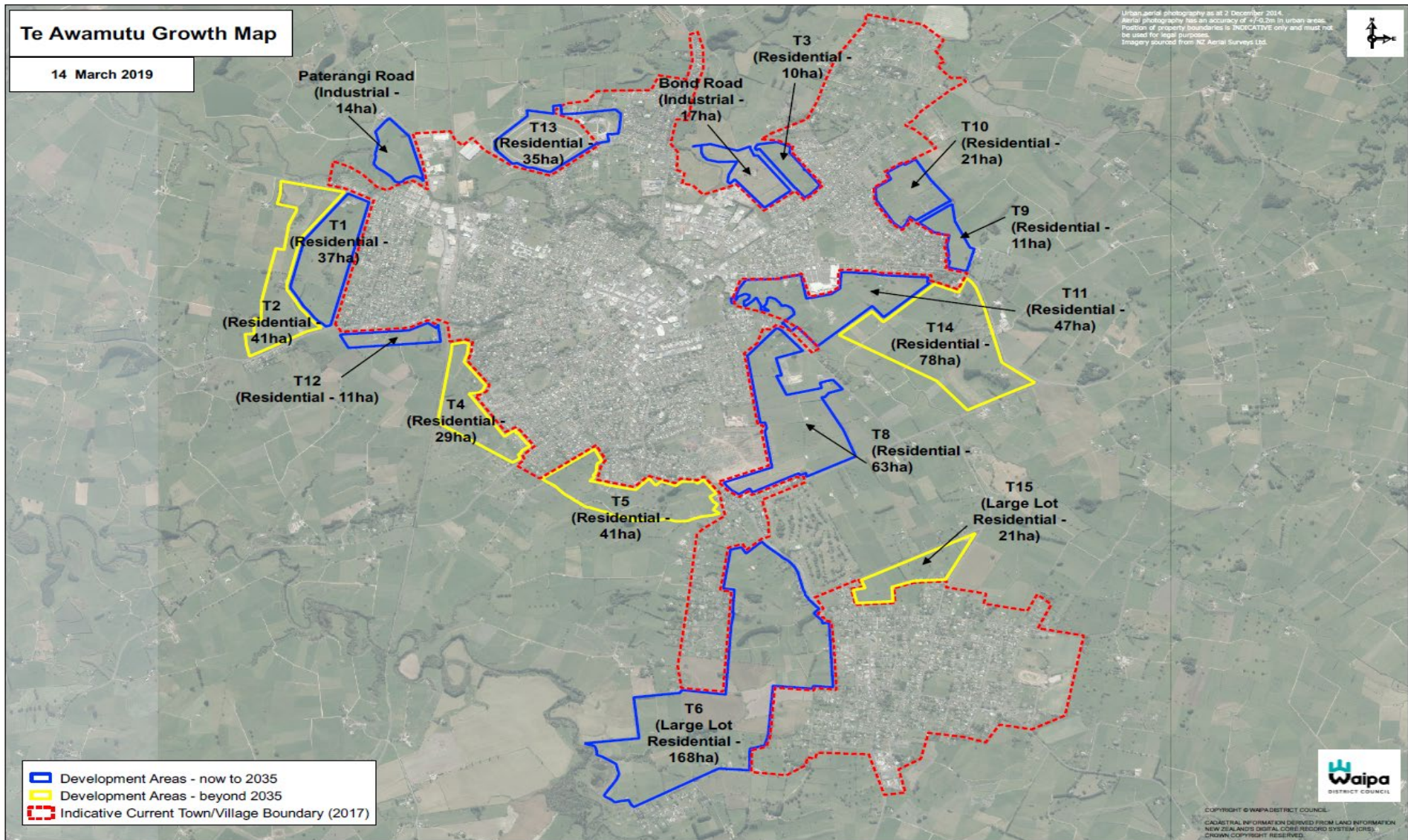
### Cambridge / Hautapu Industrial Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
C9	55ha	<ul style="list-style-type: none"> <li>Intended for industrial development, the C9 growth cell is located within the Hautapu Structure Plan area. A combination of both the C8 and C9 areas has been identified as necessary to satisfy the industrial needs for Cambridge.</li> <li>The area is currently unserviced, with the structure plan review identifying needed infrastructure.</li> </ul>
C10	162ha	<ul style="list-style-type: none"> <li>Intended for industrial development, the C10 growth cell comprises of a 56.7ha area of Industrial <a href="#">Zone (with an associated Structure Plan that was approved through a private plan change process) that is actively being developed</a>, and a 125.3ha area zoned Rural. The <a href="#">industrial</a> area is <del>not</del> covered by the <a href="#">Hautapu Bardowie</a></li> </ul>



GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
		<p><u>Industrial Precinct Structure Plan</u> while the Rural area of the growth cell is not covered by a structure plan and is currently unserved. <del>and is seen as a useful alternative to C9. [PC13]</del></p>
<p>The industrial provision of 85 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2061.</p>		

# Te Awamutu



## Te Awamutu Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
T1	37ha	<ul style="list-style-type: none"> <li>This is identified for residential development, <del>and</del> has a structure plan in place <u>and is actively being developed.</u> [PC13]</li> <li>The growth cell has a dwelling capacity of approximately 444 dwellings.</li> </ul>
T3	10ha	<ul style="list-style-type: none"> <li>This growth cell has been identified for residential development.</li> <li>The growth cell has a dwelling capacity of approximately 120 dwellings.</li> </ul>
T6	168ha	<ul style="list-style-type: none"> <li>This growth cell has been identified as a location for non-serviced (water only) large lot residential development, providing an alternative form of living choice to other greenfield developments in Te Awamutu.</li> <li><u>Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan.</u> [PC13]</li> <li>The growth cell has a dwelling capacity of approximately 504 dwellings and due to the nature of the development and available capacity is expected to be developed over a larger time period than other growth cells.</li> </ul>
T8	62ha	<ul style="list-style-type: none"> <li>This growth cell <del>has been identified as a residential growth cell but requires a structure plan</del> <u>is zoned for residential development, has a structure plan in place and is actively being developed.</u> [PC13]</li> <li>The growth cell has a dwelling capacity of approximately 552 dwellings.</li> </ul>
T9	11ha	<ul style="list-style-type: none"> <li>This <u>a</u> residential growth cell <del>is subject to a structure plan.</del> <u>and development shall be undertaken in accordance with the relevant structure plan contained within this District Plan.</u> [PC13]</li> <li>The growth cell has a dwelling capacity of approximately 132 dwellings.</li> </ul>
T10	21ha	<ul style="list-style-type: none"> <li>This <u>a</u> residential growth cell <del>is subject to a structure plan.</del> <u>and development shall be undertaken in accordance with the relevant structure plan contained within this District Plan.</u> [PC13]</li> <li>The growth cell has a dwelling capacity of approximately 252 dwellings.</li> </ul>
T11	47ha	<ul style="list-style-type: none"> <li>This growth cell has been identified as a residential growth cell. <u>Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan.</u> [PC13]</li> <li>The growth cell has a dwelling capacity of approximately 432 dwellings and represents an opportunity for housing in proximity to a commercial node which provides necessary social infrastructure shopping / medical etc.</li> </ul>
T12	11ha	<ul style="list-style-type: none"> <li>This growth cell is zoned for residential development.</li> <li>The growth cell has a dwelling capacity of approximately 132 dwellings.</li> </ul>



GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
T13	35ha	<ul style="list-style-type: none"> <li>The current Te Awamutu Racecourse is identified as a potential future residential growth cell if no longer needed for its current purpose.</li> <li>The growth cell has a dwelling capacity of approximately 420 dwellings.</li> </ul>

The above growth cells make provision for 375 hectares of residential land, with a dwelling capacity of approximately 2,988 dwellings.

### Te Awamutu Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
T2	41ha	<ul style="list-style-type: none"> <li>This growth cell has been identified for future residential development.</li> <li>The growth cell has a dwelling capacity of approximately 492 dwellings.</li> </ul>
T4	29ha	<ul style="list-style-type: none"> <li>This growth cell has been identified for future residential development and is only considered appropriate for development if the Western Arterial proceeds.</li> <li>The growth cell has a dwelling capacity of approximately 348 dwellings.</li> </ul>
T5	41ha	<ul style="list-style-type: none"> <li>This growth cell has been identified for future residential development and is only considered appropriate for development if the Western Arterial proceeds.</li> <li>The growth cell has a dwelling capacity of approximately 492 dwellings.</li> </ul>
T14	121ha	<ul style="list-style-type: none"> <li>This growth cell has been identified as a future residential growth cell.</li> <li>The growth cell has a dwelling capacity of approximately 1452 dwellings.</li> </ul>
T15	21ha	<ul style="list-style-type: none"> <li>This growth cell has been identified as a location for non-serviced (water only) large lot residential development, providing an alternative form of living choice to other greenfield developments in Te Awamutu.</li> <li>The growth cell has a dwelling capacity of approximately 252 dwellings.</li> </ul>

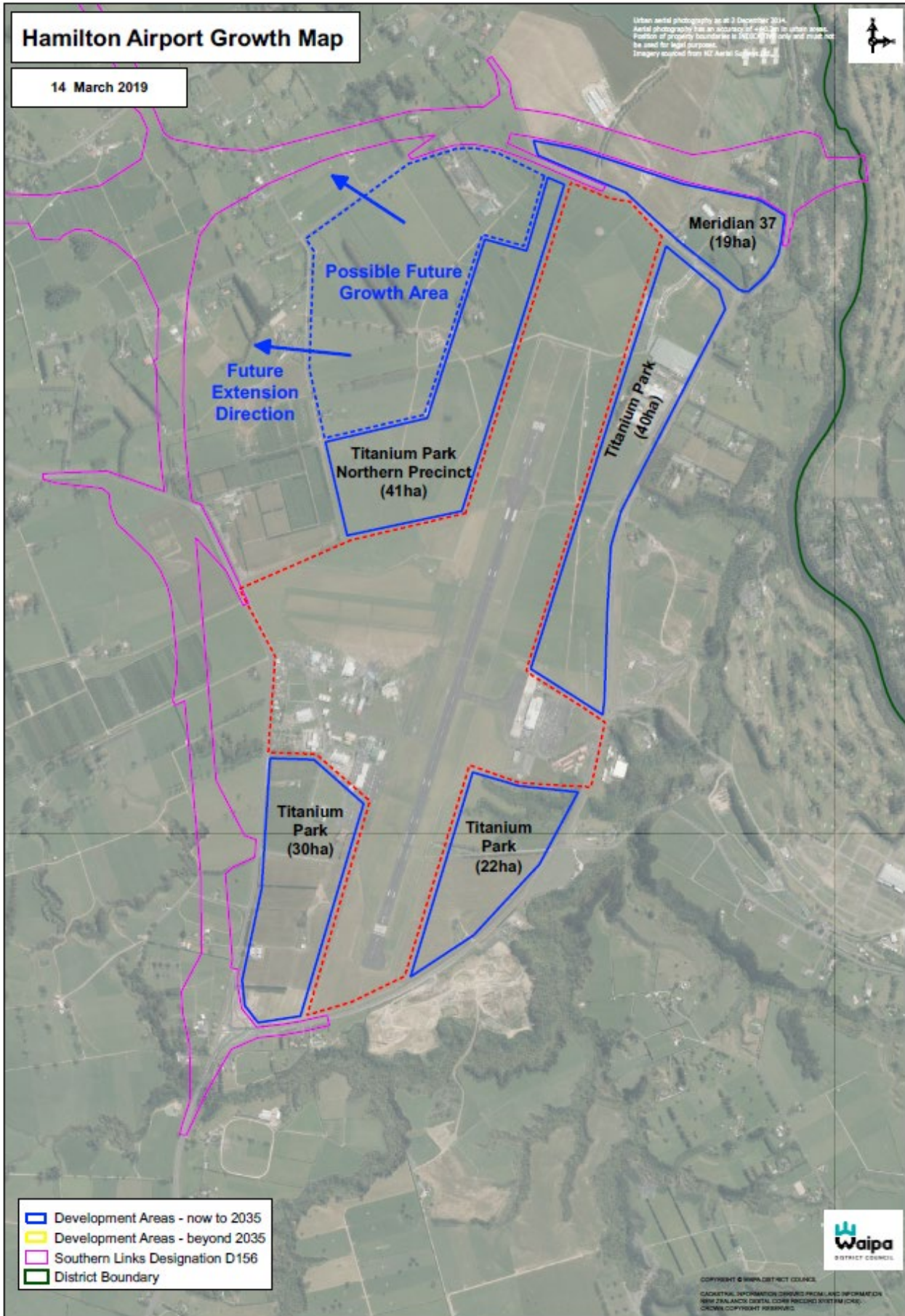
The above growth cells make provision for 253 hectares of residential land to be developed after 2035, with a dwelling capacity of approximately 3036 dwellings.

### Te Awamutu Industrial Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
Bond Road Industrial	17ha	<ul style="list-style-type: none"> <li>A structure plan is in place and this land is zoned for industrial development</li> </ul>

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
Paterangi Industrial	20ha	<ul style="list-style-type: none"> <li data-bbox="696 220 2085 284">▪ Identified for industrial development this land is between Paterangi Road and the Wastewater Treatment Facility and is zoned for industrial development.</li> </ul>
The industrial provision of 37 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2061.		

# Hamilton Airport Strategic Node



### Hamilton Airport Industrial Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
Titanium Park	92ha	<ul style="list-style-type: none"> <li>Titanium Park is being developed in stages, with the initial stage being developed currently. The industrial capacity provides for Future Proof anticipated demand for the period until 2041. It is zoned in the District Plan as Airport Business Zone which provides for a range of other activities as well as industrial.</li> </ul>
Meridian 37	19.5ha	<ul style="list-style-type: none"> <li>Meridian 37 is located on the northern side of Raynes Road. Similar to Titanium Park, the growth cell provides for Future Proof anticipated demand for the period until 2041, and provides for further industrial development and airport related activities.</li> </ul>
Titanium Park Northern Precinct	41ha	<ul style="list-style-type: none"> <li>Located adjacent to the airport runway and located within the Airport Business Zone of the Waipa District Plan.</li> </ul>

### Hamilton Airport Industrial Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
Northern Precinct Extension	Undefined	<ul style="list-style-type: none"> <li>A 'future extension direction' is shown also to indicate where any further development would logically be located given the alignment of Southern Links. This future extension would provide for future industrial land beyond 2035.</li> </ul>

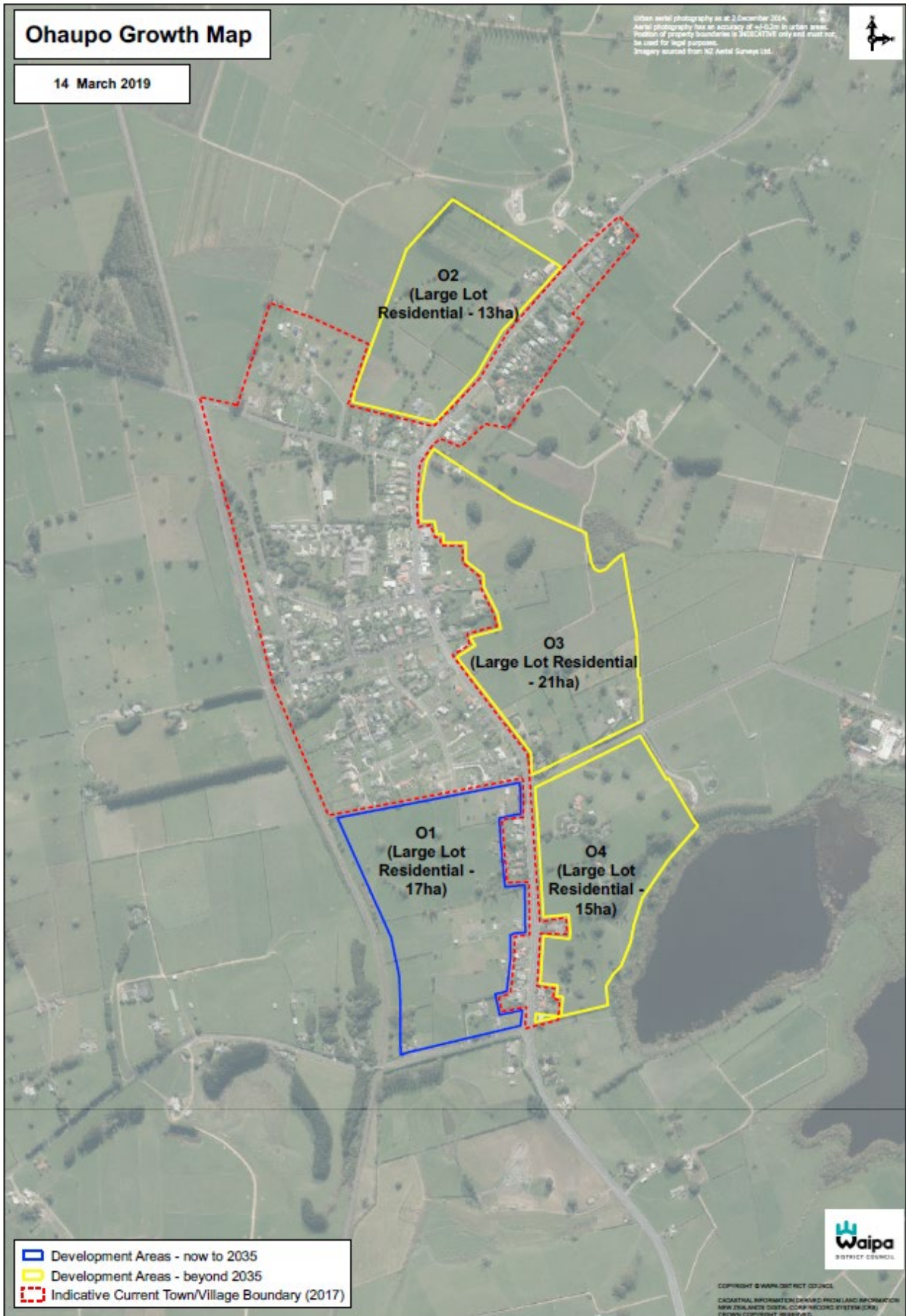


# Pirongia





# Ōhaupo



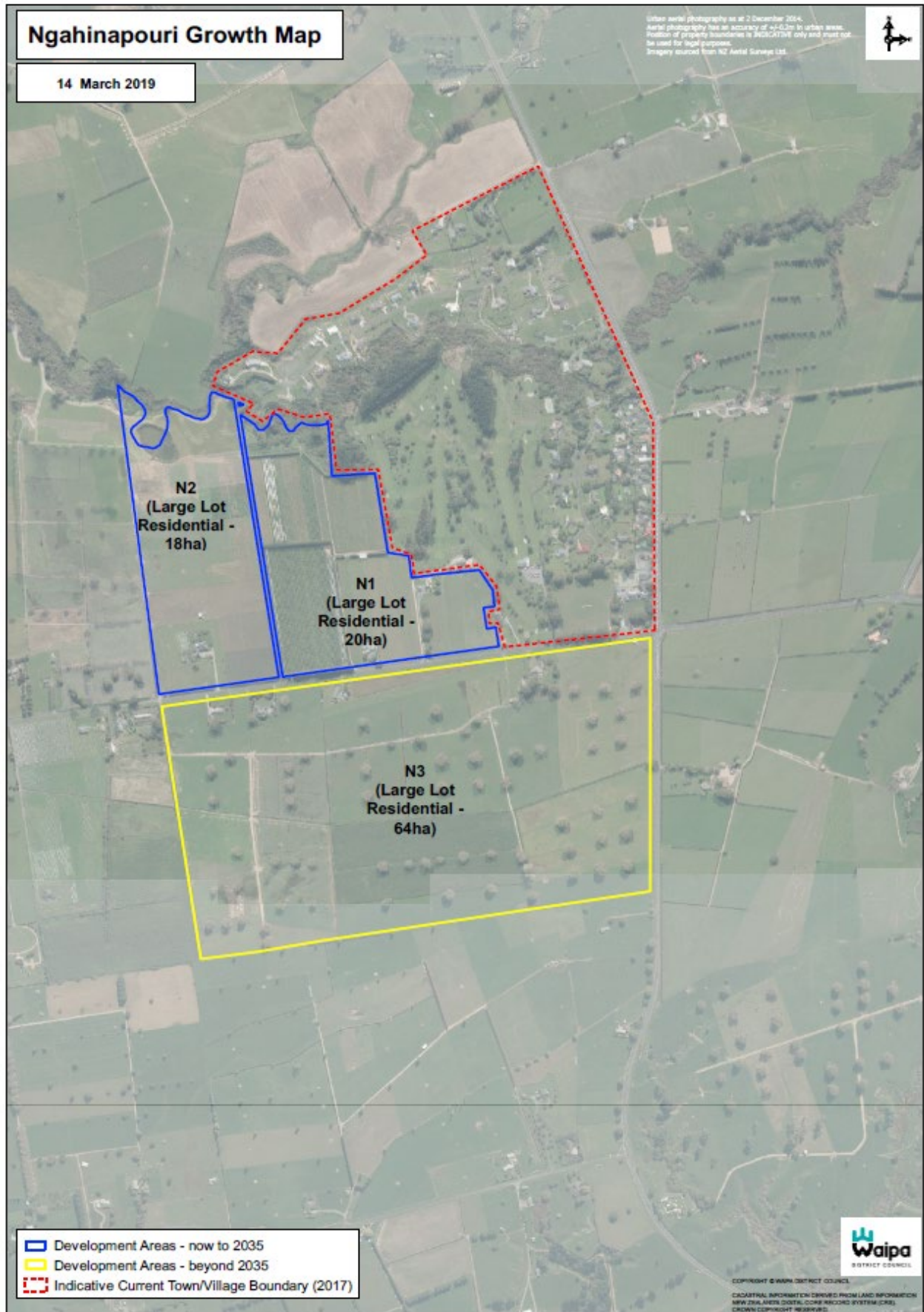
## Ōhaupo Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
O1	17ha	<ul style="list-style-type: none"> <li>This growth cell <del>is considered to be the next logical growth area</del>, is zoned for Large Lot Residential and <del>has a Structure Plan in place</del> <u>is actively being developed.</u> [PC13]</li> <li>The growth cell has a dwelling capacity of approximately 51 dwellings.</li> </ul>

## Ōhaupo Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
O2	13ha	<ul style="list-style-type: none"> <li>This growth cell is intended for Large Lot Residential.</li> <li>The growth cell has a dwelling capacity of approximately 39 dwellings.</li> </ul>
O3	21ha	<ul style="list-style-type: none"> <li>This growth cell is intended for Large Lot Residential.</li> <li>The growth cell has a dwelling capacity of approximately 63 dwellings.</li> <li>The development of this land should incorporate the remaining Kahikatea stands into reserve areas.</li> </ul>
O4	15ha	<ul style="list-style-type: none"> <li>This growth cell is intended for Large Lot Residential.</li> <li>The growth cell has a dwelling capacity of approximately 45 dwellings.</li> <li>The development of this land should provide for community access through to Lake Rotomanuka.</li> </ul>

# Ngahinapouri



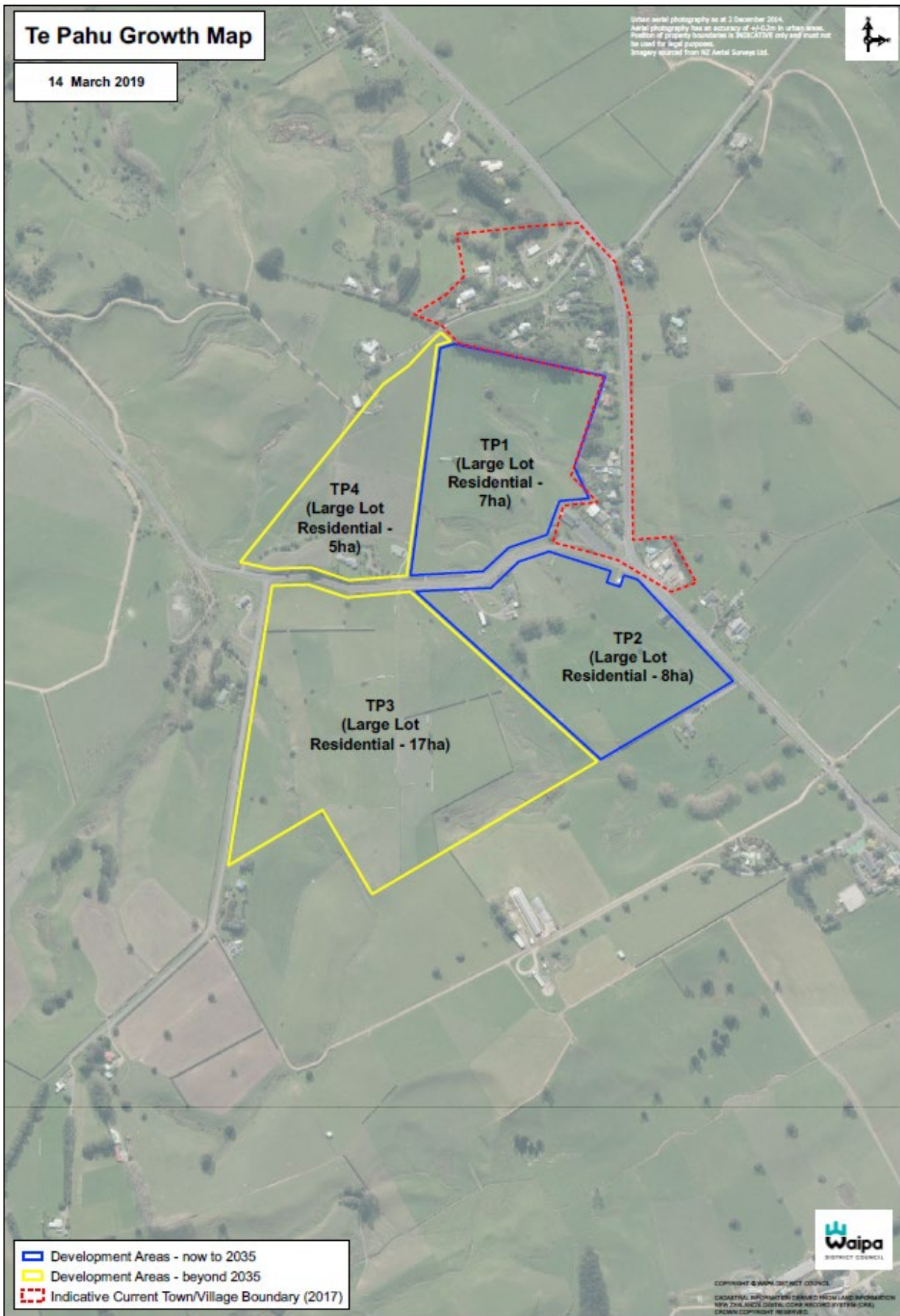


### Ngahinapouri Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
N1	20ha	<ul style="list-style-type: none"> <li>This growth cell is <del>intended for zoned</del> Large Lot Residential, has a structure plan in place and is actively being developed. Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan. [PC13]</li> <li>The growth cell has a dwelling capacity of approximately 60 dwellings.</li> </ul>
N2	18ha	<ul style="list-style-type: none"> <li>This growth cell is intended for Large Lot Residential.</li> <li>The growth cell has a dwelling capacity of approximately 54 dwellings.</li> </ul>

### Ngahinapouri Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
N3	64ha	<ul style="list-style-type: none"> <li>This growth cell is intended for Large Lot Residential, with a small portion identified for neighbourhood centre / commercial development. The release of that portion can occur earlier than this staging depicts if the need arises.</li> <li>The growth cell has a dwelling capacity of approximately 192 dwellings.</li> </ul>



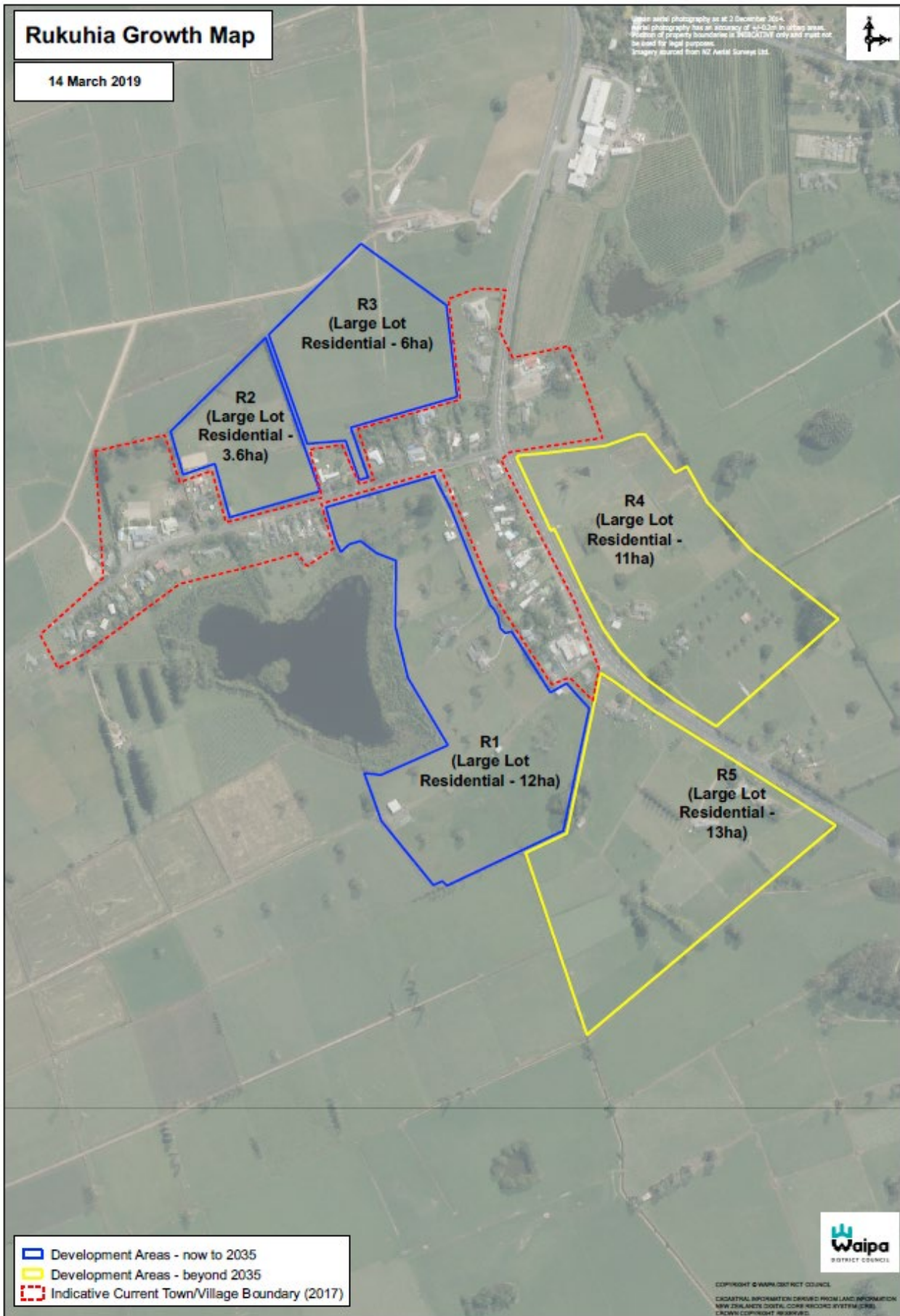
### Te Pahu Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
TP1	7ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 14 dwellings.</li> </ul>
TP2	8ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 16 dwellings.</li> </ul>

### Te Pahu Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
TP3	17ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 34 dwellings.</li> </ul>
TP4	5ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 10 dwellings.</li> </ul>

# Rukuhia





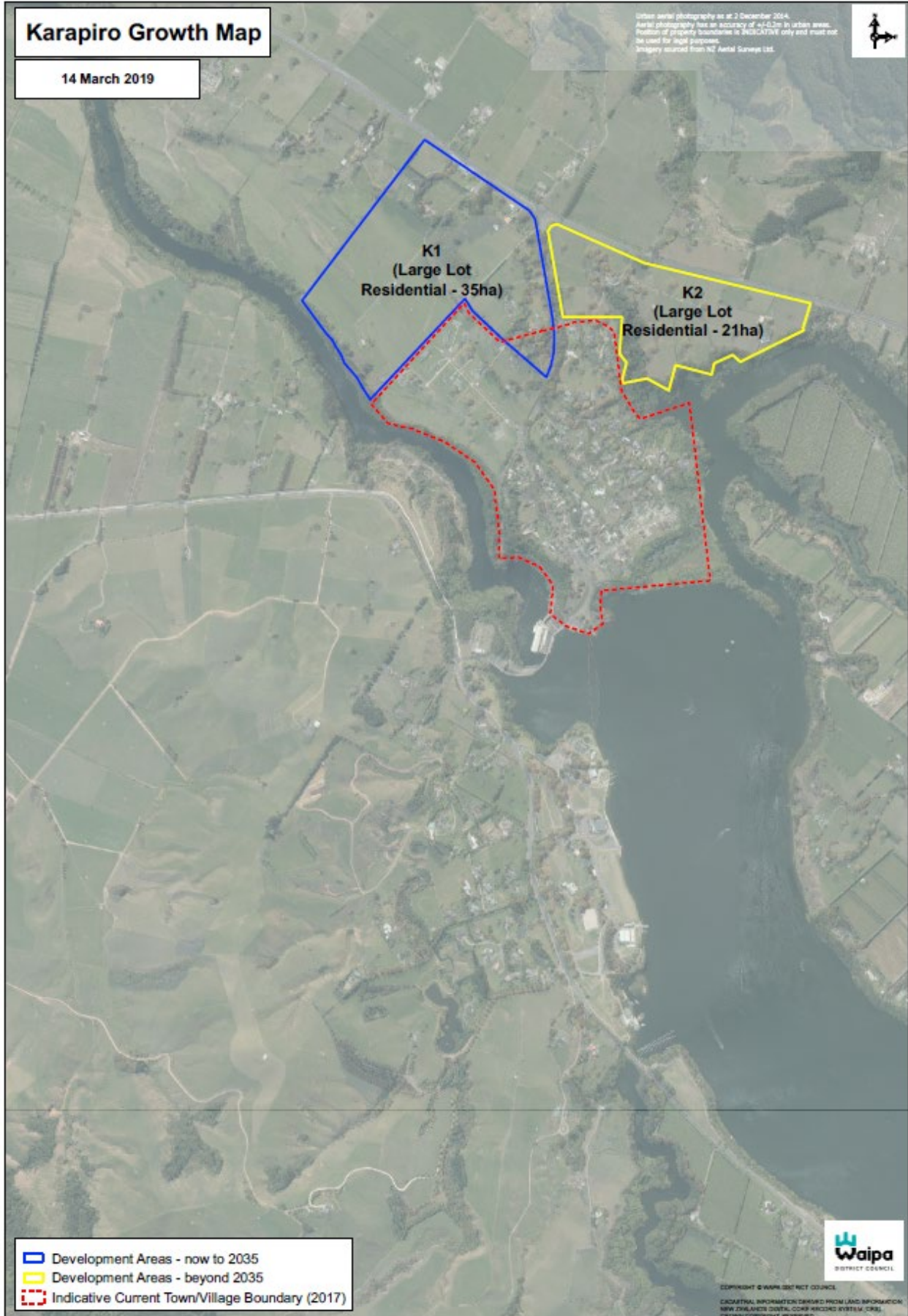
### Rukuhia Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
R1	12ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 36 dwellings.</li> </ul>
R2	3.6ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 11 dwellings.</li> </ul>
R3	6ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 18 dwellings.</li> </ul>

### Rukuhia Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
R4	11ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 33 dwellings.</li> <li>▪ An infrastructure consideration is that if the release of this land is prior to Southern Links being constructed, the access onto State Highway 3 will need to be resolved.</li> </ul>
R5	13ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 40 dwellings.</li> <li>▪ An infrastructure consideration is that if the release of this land is prior to Southern Links being constructed, the access onto State Highway 3 will need to be resolved.</li> </ul>

# Karāpiro



### Karāpiro Residential Growth Cells – anticipated now to 2035

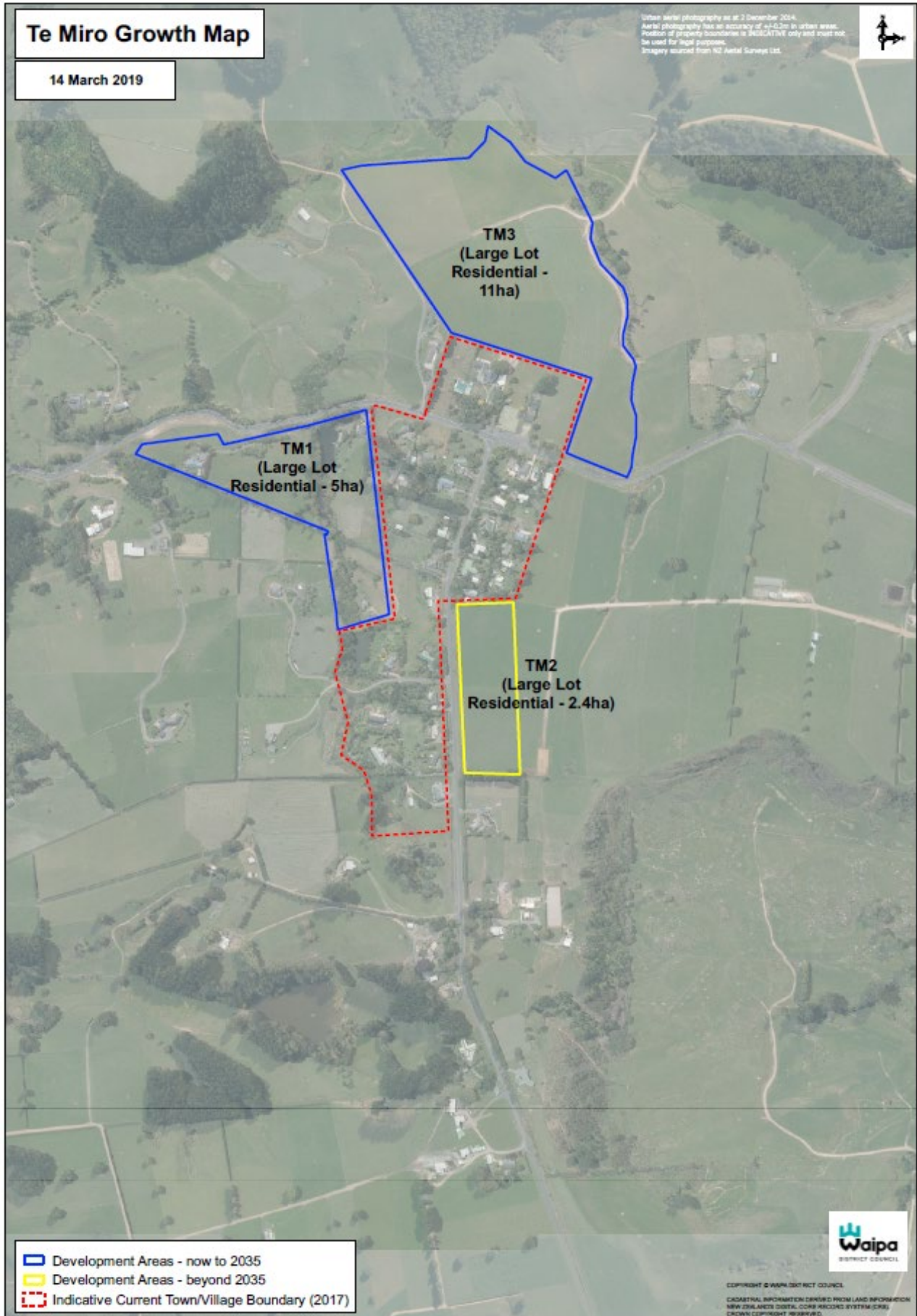
GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
K1	35ha	<ul style="list-style-type: none"><li>▪ This growth cell is intended for Large Lot Residential.</li><li>▪ The growth cell has a dwelling capacity of approximately 105 dwellings.</li></ul>

### Karāpiro Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
K2	21ha	<ul style="list-style-type: none"><li>▪ This growth cell is intended for Large Lot Residential.</li><li>▪ The growth cell has a dwelling capacity of approximately 60 dwellings.</li></ul>



# Te Miro





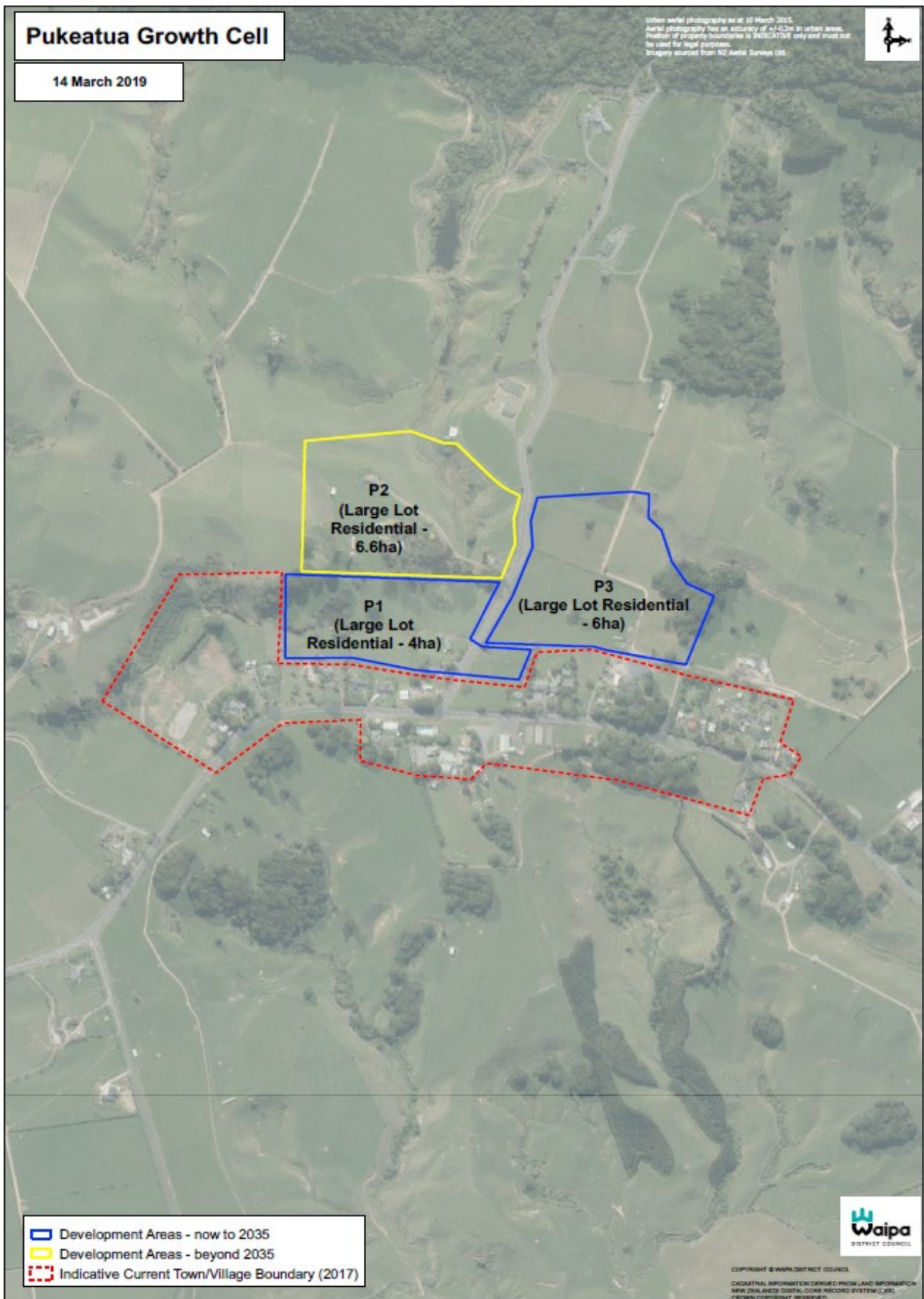
### Te Miro Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
TM1	5ha	<ul style="list-style-type: none"> <li>This growth cell is intended for Large Lot Residential.</li> <li>The growth cell has a dwelling capacity of approximately 12 dwellings.</li> </ul>
TM3	11ha	<ul style="list-style-type: none"> <li>This growth cell is intended for Large Lot Residential.</li> <li>The growth cell has a dwelling capacity of approximately 25 dwellings.</li> </ul>

### Te Miro Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
TM2	2.4ha	<ul style="list-style-type: none"> <li>This growth cell is <del>intended zoned</del> for Large Lot Residential, <a href="#">has an approved structure plan and is actively being developed pursuant to the approved resource consent. [PC13]</a></li> <li>The growth cell has a dwelling capacity of approximately 5 dwellings.</li> </ul>

# Pukeātua



### Pukeātua Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
P1	4ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 10 dwellings.</li> </ul>
P3	6ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 15 dwellings.</li> </ul>

### Pukeātua Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
P2	6.6ha	<ul style="list-style-type: none"> <li>▪ This growth cell is intended for Large Lot Residential.</li> <li>▪ The growth cell has a dwelling capacity of approximately 15 dwellings.</li> </ul>