



People at the heart of growth

As Waipā grows, decisions about where, when, and how growth happens will support people and communities to thrive and align with the long-term vision for Waipā's towns, villages, and rural areas.



Reflecting place, culture, and identity

As Waipā grows, development will reflect the unique identity of places across the district, shaped through partnership with mana whenua and the cultures and communities of the past, present and future, creating vibrant, connected and liveable places and communities.



Growing well in the right places

Growth will be focussed in Waipā's towns, villages, and centres to ensure they remain well-functioning great places for people to live, work and play.

Development and rejuvenation of existing urban areas (including existing greenfield growth cells) will be prioritised, where appropriate, making better use of existing land, infrastructure, services and community assets, before expanding into new greenfield areas and highly productive land.



Enabling homes, business, and jobs

Council will provide clear and consistent signals about where growth is expected through its strategic planning settings, growth strategy, infrastructure investment and funding decisions, enabling the market to deliver homes, housing choice, businesses, and jobs.

Decisions will openly manage trade-offs between affordability, infrastructure investment (including social infrastructure such as parks, open space and community facilities), quality of place, levels of service, environmental outcomes and risk.



Using public investment wisely and staying financially sustainable

Growth will be planned and sequenced to make the best use of public investment and maintain Council's long-term financial sustainability, including the affordability of operating and renewing infrastructure as growth is brought forward or deferred.

Infrastructure needed to enable growth will be planned and delivered on a just-in-time basis to align investment with demand, and a range of funding and financing tools and delivery models will be used to support this.

Where growth occurs out of sequence or is unanticipated, developers will meet the full costs of the infrastructure needed to enable that growth.



Protecting the environment and reducing risk from natural hazards

Development will work within environmental limits, protect biodiversity, natural areas, lakes, and rivers, and give effect to Te Ture Whaimana.

Communities and infrastructure will be planned to reduce exposure from natural hazards and climate related risk.



Being able to adapt as conditions change

While long-term growth priorities and locations are set, the timing, sequencing and scale of growth will remain flexible so Council can respond to change and uncertainty over time.



Growing through partnerships

Growth and development will be delivered through clear roles, shared responsibility and collaboration with iwi and mana whenua, developers, and other public and private partners.