

Hamilton Kirikiriroa

Metro prospectus

Huakina te pito mata o te taaone nui.
Unlocking the city's potential.

Together
we can build
a strong future
for Hamilton
Kirikiriroa.



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

Why invest in Hamilton Kirikiriroa?

“Hamilton Kirikiriroa is ambitious and ready to go”

Hamilton Mayor Paula Southgate

Hamilton Kirikiriroa is a great place to live, work and raise a family. We have many of the big city benefits, while remaining more affordable and easier to live in than other centres.

But more is needed to deliver a strong and sustainable city, especially as our population continues to soar.

Fourth largest city

**180,000
people**



We're young

Median age

33



Hundreds of

**ethnic
groups**

Easy to get around



**Strong iwi
partnerships**



**Established
sub-regional
relationships**

But it's not just the lifestyle that makes us so attractive, it's our location and opportunities for business.

Hamilton is strategically located at the centre of the Golden Triangle. We offer diverse housing and business opportunities with strong sectors in healthcare, manufacturing, logistics, agritech and innovation.

We are set up for success, with major growth areas in the pipeline, thriving local businesses and big organisations relocating to our city such as Kmart, Maersk and Te Pūkenga.

Alongside our neighbours, iwi partners and central government, we have a successful history of working together and an agreed plan for our future through the Future Proof Strategy and Hamilton Urban Growth Strategy.

Golden Triangle

Connections to Auckland and Tauranga.



Hamilton's location makes us more resilient.

Outperforming the rest of New Zealand in

population, GDP and employment growth.



Least constrained high growth city.



Proven track record

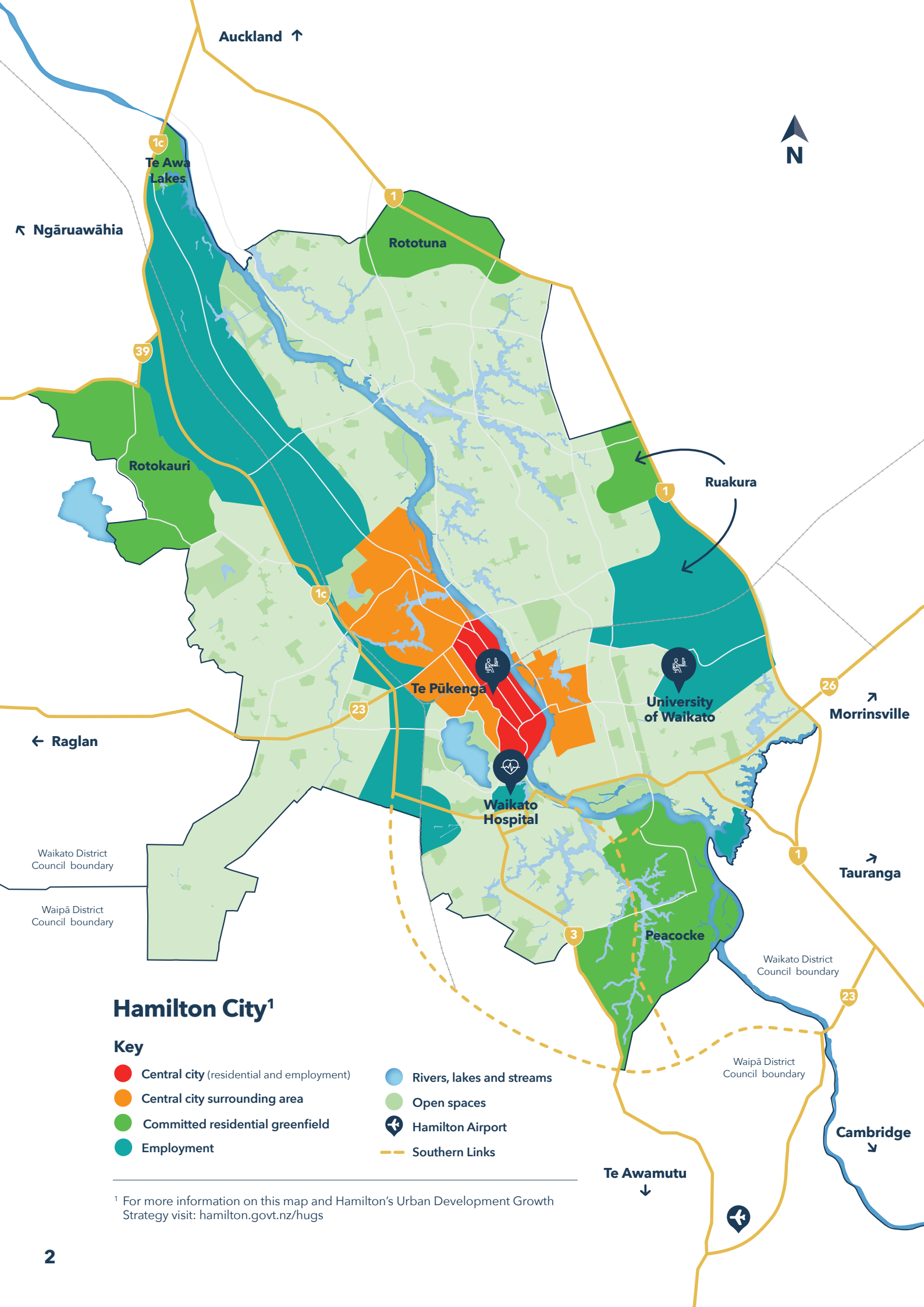
Waikato Expressway, Ruakura Superhub and Peacocke.



What do we need?

"We need to work together to unlock our potential"

1. Policy and legislation that enables delivery.
2. Government commitment to delivering on our Future Proof priorities.
3. A shared investment programme over 10-30 years.
4. A better range of funding and financing options, including more headroom for councils to borrow for intergenerational infrastructure and easier pathways for funding deals.
5. Agreements that trust us to get on with the job.



Hamilton-Waikato metropolitan area

Urban subregion of the Waikato.

We have planned for our population to double to

500,000



Currently:

Population: 257,000

Population growth

2.0%

(average last 5 years)

2.0%

(average last 20 years)



Land area:

76,515ha



Businesses: 27,000

Businesses growth

3.2%

(average last 5 years)

2.8%

(average last 20 years)



Key industries:



Agriculture



**Construction
manufacturing**



Education



Healthcare



**Science and
technology**



Logistics

Employment: 138,000

Employment growth

3.3%

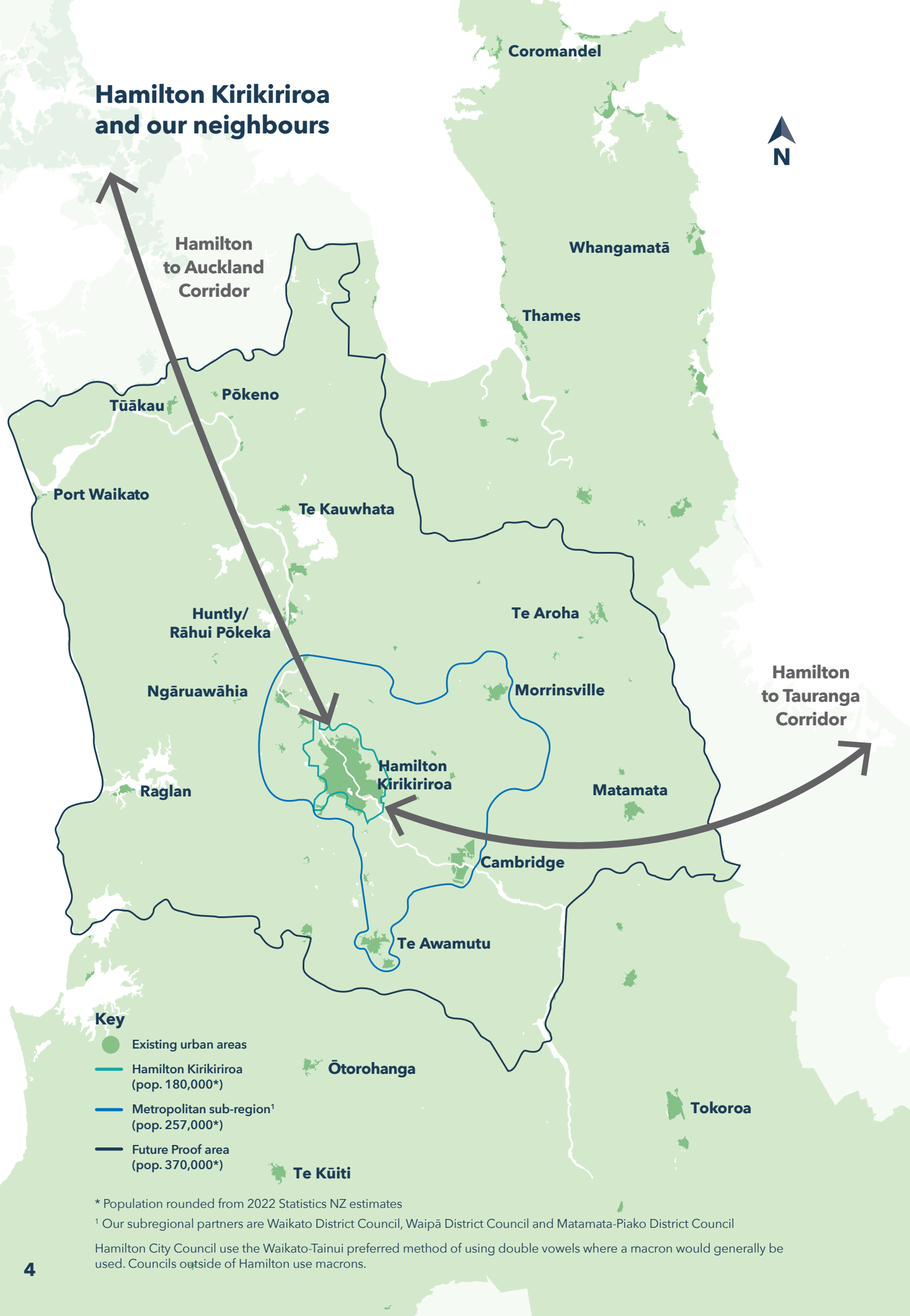
(average last 5 years)

2.5%

(average last 20 years)



Hamilton Kirikiriroa and our neighbours



* Population rounded from 2022 Statistics NZ estimates

¹ Our subregional partners are Waikato District Council, Waipā District Council and Matamata-Piako District Council

Hamilton City Council use the Waikato-Tainui preferred method of using double vowels where a macron would generally be used. Councils outside of Hamilton use macrons.

Future Proof: Our agreed plan for the future

We have been planning in collaboration with our neighbours, iwi and central government for a number of years through Future Proof. The Future Proof partnership² was established in 2007 to consider how the subregion should grow and develop into the future.

The first strategy was adopted in 2009 with the agreed settlement pattern then being incorporated into statutory documents. This has ensured the subregion grows in a strategic and coordinated way, integrating land use, transport infrastructure and funding.

The strategy was reviewed and endorsed by the Future Proof partnership in 2022.

Transformational moves

Future Proof has identified seven transformational moves for change. These transformational moves provide direction on moving towards a more sustainable form of urban growth and development.



The following sections outline Hamilton's investment priorities that will contribute to the transformational moves agreed through Future Proof.

We're not promoting programmes of work that only support one area; it takes all parts to deliver a great metro city.

Picking and choosing parts of the solution won't deliver the outcomes our city needs to unlock our potential.

² **Our partners:** Ngā Karu Atua o te Waka, Waikato-Tainui, Tainui Waka Alliance, Waikato Regional Council, Waipā District Council, Waikato District Council, Hamilton City Council, Matamata Piako District Council, Waka Kotahi and Te Whatu Ora.

For Hamilton-Auckland corridor matters, the partnership is expanded to include the Government, Mana Whenua Kaitiaki Forum and Auckland Council.

Water and environment | Te wai me te taiao



The Waikato River and nature are at the heart of all we do

**Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri -
The river of life, each curve more beautiful than the last**

Te Ture Whaimana o Te Awa o Waikato sets the vision for our awa and everything we do must give effect to this. Investment that protects and restores the Waikato River is investment aligned with iwi priorities.

We are experiencing the consequences of under investment in our three waters networks, coupled with infrastructure reaching the end of its life. This has been exacerbated by higher environmental standards, climate change and an increasing population.

Our existing networks were built to cater for a certain type of development at standards appropriate at the time, however we need to dramatically increase investment to deliver the future we want.

We can't do it alone and there are significant consequences for Hamilton if we don't get it right. We are already having to turn down development where we are facing capacity constraints, and we need to work together to ensure we are open for business if we want to address housing affordability, provide jobs, and deliver improved environmental outcomes.

We understand what we need to deliver to address these issues and the Future Proof partnership has completed the Waikato-Hamilton-Waipā Metro Wastewater Detailed Business Case. This identifies the best future options for managing wastewater in our urban areas. Now we need to collectively make it happen.

Outcomes:

Delivering in partnership:	Going it alone:
Meet our obligations to Te Ture Whaimana.	Not meeting our obligations to Te Ture Whaimana including water and wastewater environmental allocations.
Deliver more houses, faster.	Delays in building housing and increasing unaffordability.
Accommodate more businesses including wet industry in the right locations (industries that use large amounts of water such as food and beverage manufacturing).	No capacity for business or wet industry.
Improving resilience for increasing weather events.	Increasing impacts from weather events.
Unlocking significant growth areas that deliver benefits for the metro and wider region.	Delay in local and sub-regional growth such as industry around the Airport or planned development areas.

What we need:



A new southern sub-regional wastewater treatment plant

A collaborative approach between three councils - Hamilton City, Waipā District and Waikato District - and mana whenua has identified the best options for managing wastewater treatment for the future of the subregion.

- A staged \$1 billion investment into a new wastewater treatment plant to provide for future planned growth in Hamilton's south, the Airport's industrial area and Waipā.

Pukete wastewater treatment plant upgrades

The Pukete wastewater treatment plant is the largest inland discharging treatment plant. Its existing resource consent will expire in 2027. A new consent will impose significantly higher discharge standards to give effect to Te Ture Whaimana.

- \$500+ million investment into Pukete treatment plant to get ready for subregional growth and higher discharge standards.
- Significant additional funding will also be required to connect northern neighbouring communities (such as Ngāruawāhia) to this treatment plant.
- Investment in other sub-regional wastewater treatment plants in Waikato and Waipā.

Stormwater solutions and blue green networks

We're working to unlock the cultural and ecological values of the Waikato River's edge through protecting and creating green spaces that improve water quality, resilience, biodiversity and amenity.

- Citywide investment to be more resilient to increasing weather events in both infill and greenfield areas.
- This includes gully restoration and swale/greenway investment.

Potential funding sources

Future Proof Partner funding.

Hamilton City Council Funding. Private sector funding.

Innovative Government funding solutions required.

Transport | Te kawe



It's important our city is easy to get around. With significant growth forecast to continue, we need to be making decisions with a much bigger city in mind. This means investing boldly in a balanced transport network that gives people safe and convenient choices for moving around, while reducing carbon emissions and congestion.

Without bold investment, road traffic congestion will significantly worsen over the next 30 years, increasing intersection delays by as much as 133% in the evening peak period and significantly reducing the efficiency of freight movements. Emissions will also continue to increase.

Hamilton has the unique opportunity to act now and avoid the issues seen in other cities, such as Auckland and Tauranga. To do this, we need to invest in strategic infrastructure that sets us up for the future, including:

- improved roading for low emissions cars, buses and freight
- bus rapid transit along key corridors and a grid of direct and frequent bus routes
- safe, connected walking, biking and scootering
- enhanced inter-regional freight and passenger rail e.g. Te Huia.

Projects such as the Ruakura Eastern Transport Corridor will open up land for both employment and thousands of new homes.

Improved public transport, walking and cycling is central to enabling quality housing development and access to education and employment.

We have the opportunity to unlock efficient freight routes and support economic development in Hamilton and the wider region through longstanding projects like Southern Links, which will provide connections to the airport.

Hamilton Kirikiriroa aspires to be a compact, connected city, allowing people to meet most of their daily needs by walking from their home, in pleasant surroundings, and with safe, easy, access to other parts of the city by biking, using micromobility or public transport.

Outcomes:

Delivering in partnership:	Going it alone:
Improved economic opportunities and freight efficiency.	Compromised efficiency and increased costs of doing business.
Predictable travel times.	Longer, more unpredictable travel times.
Increased transport choices, sooner.	Worse congestion.
Meeting emissions reduction targets.	Increasing emissions.
Enabling more housing and quality urban intensification.	Slower provision of housing and not enabling quality urban intensification.

What we need:



Building a vibrant central city | Te hanga i tetahi taaone nui o te pokapuu



Our central city is the economic heart of the subregion. It is important not only for Hamilton, but as a centre for our neighbouring towns. As well as providing a place for commercial, cultural, and economic growth, it is also a place that thousands of people will one day call home.

The biggest constraint to delivering our plan for growth is funding.

Our infrastructure deficits mean that we can't grow everywhere at once - we need to prioritise. Hamilton has prioritised the central city and its surrounds for growth.

By 2035, we're expecting around 4000 new homes in the central city for up to 10,800 people. To support this growing population, we're prioritising strategic infrastructure investment in the central city. Over time, we'll take a staged approach to enabling intensification in other nearby centres and suburbs close to the central city, and along transport corridors.

Supporting compact urban development supports environmentally friendly growth. It means leaving space for natural areas and will lower transport emissions as people live closer to their everyday needs.

Over the last year, approximately 70% of Hamilton's growth has occurred in existing urban areas which shows that intensification is happening now, it's not just something we want for the future. We've further enabled density in our city in the right places through our recent District Plan changes.

Outcomes:

Delivering in partnership:	Going it alone:
More housing choices in more places.	Slower rate of development or reduced choice of development locations.
Increased affordability through increased supply.	Increased unaffordability due to decreased supply.
Communities can easily access good facilities in their neighbourhoods.	People don't have access to quality community facilities or have to travel long distances to access them.
Density to support rapid and frequent public transport.	Densities not achieved to support rapid and frequent public transport.
More safer walking and cycling options.	Low uptake of walking and cycling.

Constrained funding for growth infrastructure has lowered the amount of land available for development.

What we need:





Our proven track record: Peacocke

We're enabling the development of an attractive and sustainable community in Peacocke.

Ko te aaheinga o te hanga he waahi ataahua, he waahi toiora ki Peacocke.

Unlocking the Peacocke growth cell is one of the best examples of what we can do when we are trusted to deliver.

Through the Government's Housing Infrastructure Fund (HIF), in 2016 Hamilton City Council secured \$290.4 million for the development of Peacocke, Hamilton's southern greenfield growth cell. This was made up of \$180.3 million 10-year interest-free loan and \$110.1 million Waka Kotahi NZ Transport Agency subsidies.

When completed, Peacocke will deliver around 7400 homes for up to 20,000 Hamiltonians.

Thanks to a high-trust funding and outcomes model with the government, we've achieved:

- efficiencies and delivered community-wide outcomes at a programme level
- good engagement with the construction sector and resourcing of materials which minimised delays from COVID-19
- in 2022/23, more than 90% of the HIF funding (about \$245 million) was used to progress the infrastructure programme.



Ruakura Superhub

Hamilton City Council and the Government have supported Tainui Group Holdings to accelerate the delivery of the commercial hub at Ruakura.

At 490 hectares, it's one of our country's largest multi-use developments, equivalent to the size of Auckland's CBD.

The aspiration of Waikato Tainui is that the Ruakura Superhub will be the most environmentally sustainable port in the southern hemisphere.

In 2020, our partnership received \$56 million in central government funding from the Provincial Growth Fund and Shovel Ready. Collectively, we have invested over \$100 million in roads and

water infrastructure to help build a well-connected and vibrant community.

Ruakura will deliver:

- between 6000 and 12,000 new jobs
- deliver major economic, social, environmental, and cultural benefits to the Waikato and New Zealand
- space for approximately 5000 new homes
- a purpose built 30-hectare inland port operation run in partnership with the Port of Tauranga.

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