

EXECUTIVE SUMMARY

The Waikato District Council commissioned the development of a Blueprint for the district. The Blueprint was developed and delivered through a series of intensive consultation and Inquiry-By-Design workshops between July and November 2018.

The aim of the Blueprint is to provide a high-level 'spatial picture' of how the district could progress over the next 30 years, address the community's social, economic and environmental needs, and respond to its regional context.

The Blueprint will provide the Waikato District Council with an effective and legible tool to move from vision to strategy, and from strategy to action by setting out specific, prioritised initiatives at the district and local level.

Vision

The Waikato District Blueprint works to achieve the overall vision established by the Council for the district:

"Liveable, Thriving and Connected Communities / He noohanga aahuru, he iwi whai ora, he hapori tuuhono tahi"

Blueprint themes

To achieve the vision and respond to the opportunities identified through the process, nine district-wide themes were developed. Each theme has a series of associated initiatives. The nine themes are as follows:

1. **Identity:** create a world class Waikato River

- corridor identity and strengthen Raglan's local character.
2. **Nature:** protect the natural environment with revegetated biodiversity links and clean waterways.
3. **Iwi:** build on the Joint Management Agreements and other agreements, celebrate Maaori culture, and promote the use of Te Reo.
4. **Communities:** strengthen, enable and connect local communities and citizens, and support those most in need.
5. **Growth:** direct cohesive growth outcomes which support all community needs.
6. **Economy:** support the rural and urban economy, and attract more visitors, entrepreneurs, and employment uses.
7. **Transport:** leverage value off accessibility, help those disadvantaged by a lack of transport options, prepare for future passenger rail.
8. **Infrastructure:** develop and maintain efficient infrastructure that is environmentally clean and will serve the community well into the future.
9. **Governance:** devolve some decision making, and engage more effectively at community and Hapuu level.

Local Area Blueprints

In addition to the nine district-wide themes and related initiatives, 15 Local Area Blueprints have been developed. These focus on initiatives, also arranged under the nine themes, that address the specific needs of each settlement within the district.

The comprehensive list of initiatives for each place is included in **Section 4** of this report. The following are examples of initiatives for each local area:

- **Tuakau:** town centre improvements and review of industrial land provision.
- **Pokeno:** town centre strategy that covers retail,

- community and employment needs.
- **Mercer:** village centre development and community facilities.
- **Meremere:** social and employment initiatives.
- **Te Kauwhata and Rangiriri:** town centre development, school move and integrated growth approach.
- **Ohinewai:** lifestyle character protection, support the school, and integrated approach, should industrial uses occur.
- **Huntly:** employment and youth initiatives, with town centre improvements after revocation of SH1.
- **Taupiri:** village centre improvements, and new industrial and commercial land provision.
- **Ngaruawahia:** community and employment initiatives, town centre and wider amenity enhancements
- **Horotiu:** town centre development, and new industrial and commercial land provision.
- **Te Kowhai:** village centre connections, and walking and biodiversity link with the Waipa River.
- **Whatawhata:** resolve the SH roundabout, additional commercial land and community facilities.
- **Raglan:** town centre and wider amenity enhancements, social and employment initiatives.
- **Tamahere:** walking, cycling, and biodiversity links, and zero waste initiatives.
- **Matangi:** village centre improvements and commercial land provision.

4.15 MATANGI

Snapshot

Population: 2,326 (2016 estimate), with growth projected to reach 2,832 by 2045.

Location: Matangi is located on Tauwhare Road close to the intersection with SH1B southeast of Hamilton.

Consultation feedback

During consultation sessions the following key issues and ideas for Matangi were put forward:

- The historic factory offers an economic opportunity.
- Growth and expansion opportunities are limited due to zoning and a lack of infrastructure capacity.
- The village centre needs to be improved in terms of traffic safety, amenity, retail development, and providing a heart to the place.
- There is a need for traffic calming and improved crossing opportunities at Tauwhare Road near the Matangi Road intersection.
- Pedestrian conditions should be improved.
- There is a desire to improve public transport accessibility.

During consultation sessions there was representation from Newstead, for which the following key issues were put forward:

- There is a need for greater certainty around the future of the area, given TGH land and the proximity of Hamilton.
- The area accommodates a lot of employment facilities.

- The area suffers from through-traffic and ongoing roadworks.

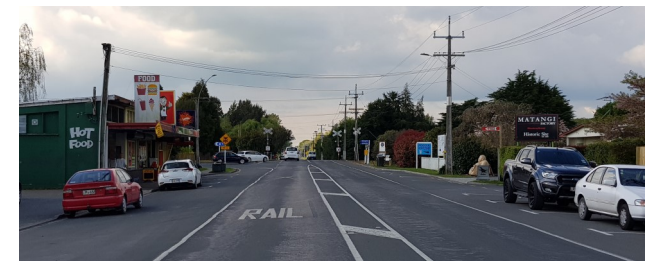
Refer to **Appendix A** for a comprehensive documentation of the consultation feedback.

Top priority initiatives

The top priority initiatives for Matangi include:

- Building a strong identity for the town.
- Providing traffic calming and improved parking opportunities along the central section of Tauwhare Road.
- Constructing a footpath along Matangi Road up to Fuchsia Lane and creating further connections to accommodate walking from the village centre to Hillcrest.

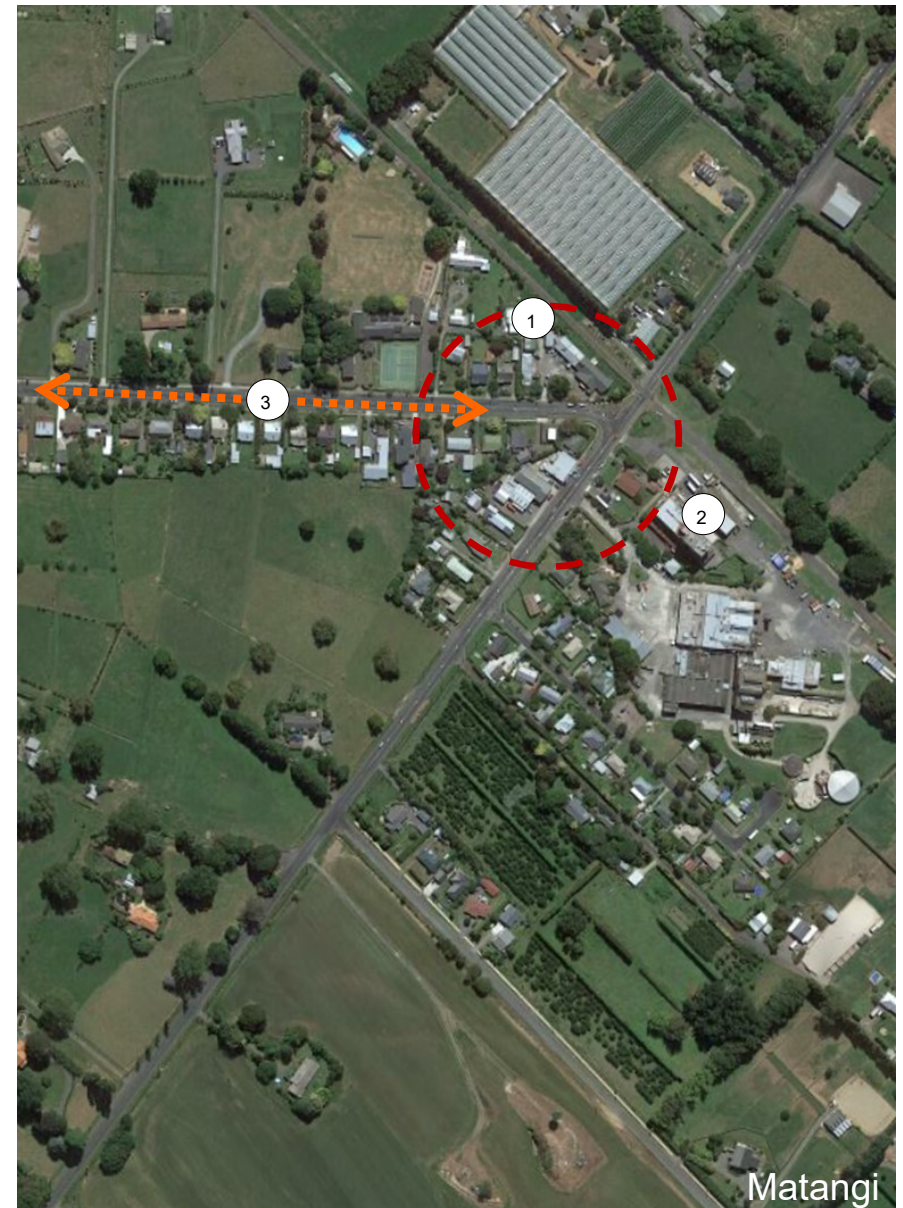
Refer to the table overleaf for more detail.



Proposed initiatives for Matangi

Theme	NO.	Action	Priority
Identity	MA1.1	Build on the strong identity of Matangi based on the unique qualities of the local area (refer to DW1.2 to 1.4). Consider the Matangi Factory history and current use.	Top
Economy	MA6.1	Establish a Heritage, Cultural and New Economy Business Cluster.	Medium
	MA6.2	Produce a village centre plan (1).	Very high
	MA6.3	Support landowners' initiatives to develop more mixed use and retail areas where deemed appropriate by the Council (2).	High
	MA6.4	Identify if, how much, and where, possible additional employment land for office development is needed beyond the zoning in the Proposed District Plan.	Medium
	MA6.5	Identify if, how much, and where, possible additional employment land for retail development is needed beyond the zoning in the Proposed District Plan.	Medium
Transport	MA7.1	Provide traffic calming and improved parking opportunities along the central section of Tauwhare Road.	Top
	MA7.2	Construct a footpath along Matangi Road up to Fuchsia Lane (3), and create further connections to accommodate walking from the village centre to Hillcrest.	Top
	MA7.3	Implement a loop bus service through Matangi and Newstead.	Very high

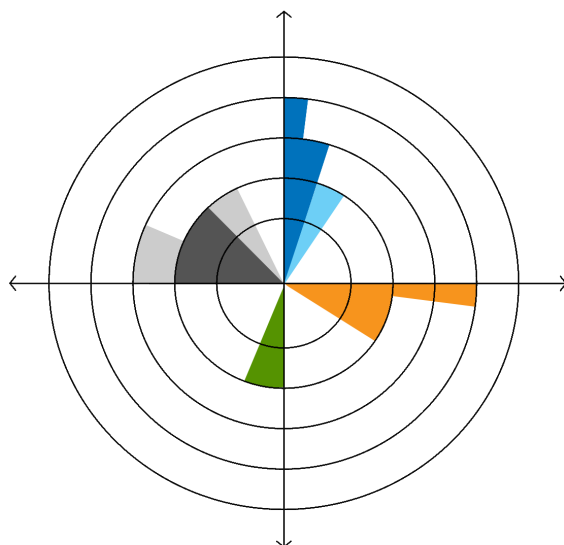
Refer to the proposed District-wide actions related to public transport and waste water and water infrastructure upgrades for Matangi.



A15 MATANGI

TRANSPORT	GROWTH	COMMUNITY/ SOCIAL	TOWN CENTRE	EMPLOYMENT	ENVIRONMENT	CULTURAL
Connecting to city and other towns - buses and cycleways	Large areas being cut up into smaller blocks.		Highly identified village, but also rabbit run for traffic	Factory, limited parking and safety issues with trucks next to shops		Support development of village history
Safety, flow, some come through to avoid the SH traffic - expressway should alleviate, but people still will come through as no on-ramp at Morrinsville	Wastewater and sewerage system only serves the part of village existing, but at capacity - would need more infrastructure			Livestock improvement centre, agricultural research		
Want loop bus service through Matangi and Newstead	Restricted by zoning for subdivisions and growth					
Keep pedestrian crossing.	Connect sewerage to Hamilton city					
	Limit subdivision on productive land					
	Comment related to Newstead: Certainty and awareness for locals					

B15 MATANGI



	Existing	Ready potential
Health and wellbeing	<ul style="list-style-type: none"> • Education - Matangi Primary School, several childcare options • Assisi retirement village • St David's church (active), and a chapel at Assisi • Main employment is sourced from dairy, the factory (has 25 businesses in premises), school, local shops • Diversity in housing - smaller residential lots, larger lifestyle blocks, approximately 1000 farms, papakainga housing • 	
Leisure and recreation	<ul style="list-style-type: none"> • Small playground • Rugby club with playground • Primary school has a playground and a pool • Squash club • Bowls • Local hall is open for community activities • Tourist attraction - pick your own berries, icecream 	
Accessibility	<ul style="list-style-type: none"> • Rail line has historical use and doesn't sever town • Footpaths are limited (in town and Matangi Rd only) • Allan Turner walkway connects across gully • Interest and participation in community issues 	<ul style="list-style-type: none"> • Road reserves, especially Matangi Road, allow for new footpaths • Plans for the development of more mixed use and retail areas
Sense of community	<ul style="list-style-type: none"> • Identity based on factory, history, farming and rural lifestyle • Sense of pride in the settlement and community • Long history with families and land ownership • Factory has famous history with inventions and company origins • Active marae - Tauwhare • Matangi community group • Interested in gully restoration 	