

WAIKATO REGIONAL EXPANSION

REGIONAL CO-INVESTMENT PROSPECTUS

WAIKATO REGIONAL COUNCIL & CO-INVESTMENT BOARD

Waikato's New Frontier: Master-planned residential neighborhoods, sustainable transit networks, and highly efficient vertical B2B industrial value chains. Connecting the new districts of Clevedon and Waipa directly to regional cargo and passenger markets.



Figure 1.1: The scenic waterfront of Waipa Point featuring Aussie-inspired commercial row structures.

\$350,000+ Starter Row Housing	40 Minutes Commute to City Centre	100% Zoned Closed-Loop Bioenergy	6 Signature Processing Facilities
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1. EXECUTIVE VISION & REGIONAL NETWORK

Waikato’s first cims and business districts are rapidly expanding, and the city of Waikato has already grown to nearly 50,000 residents [42, 44]. To sustain this growth, the master-planned communities of Clevedon and Waipa establish an integrated transit-oriented design (TOD) model [72]. Our planning philosophy favors natural, organic expansion through zoning rather than static 'city painting' [34]. This strategy specifically guarantees that heavy raw material transit (such as timber logs and crop logistics) is completely isolated from residential streets [58, 76]. By routing massive commercial logging trucks along a dedicated Industrial Bypass Highway, we ensure safe, walkable suburban environments [76, 95].

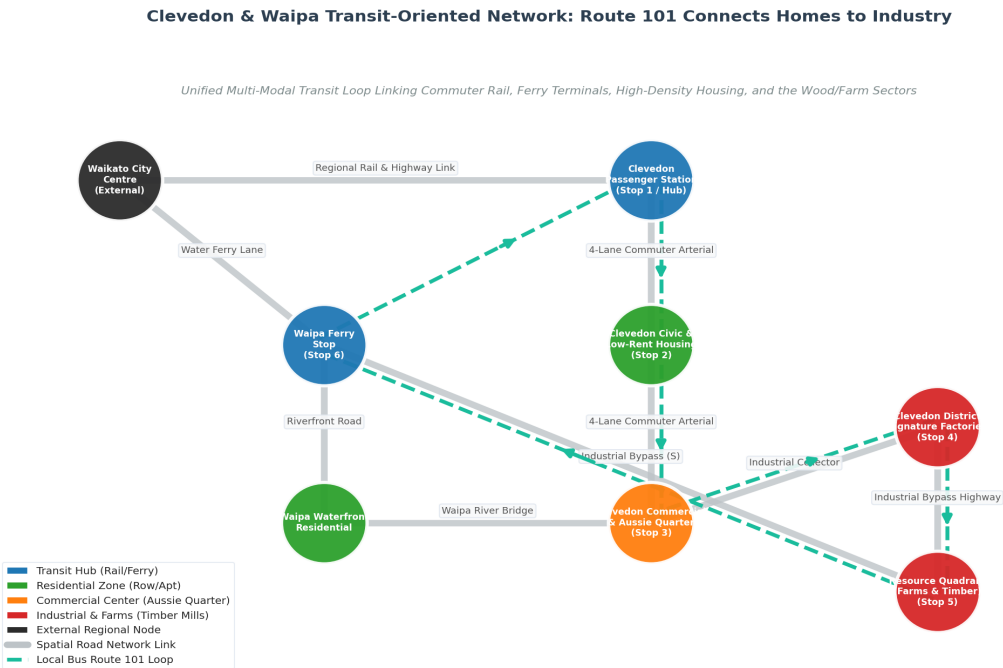


Figure 2.1: Spatial schematic of the Clevedon & Waipa Transit-Oriented Network and Local Bus Route 101.

Multi-Modal Connectivity: Access to Clevedon is anchored by two river crossings spanning the tributaries of the Waipa River [55]. These bridges feed traffic onto a high-capacity four-lane commuter arterial, which coordinates local commuter lanes while keeping the industrial bypass separate [57, 76]. Local Bus Route 101 links residential zones directly to the factory gates, encouraging a car-free lifestyle [85, 95].

2. SCENIC WATERFRONT LIVING (WAIPA)

Long before the first timber mills rose or the passenger trains began their steady commute, the Waipa River quietly traced its path through the green valleys of Waikato. Today, on its verdant banks, the new settlement of Waipa rises in perfect harmony with the water's flow. Designed around the core principles of organic growth and master-planned transit connectivity, this community is not merely a place to reside—it is a living, breathing extension of the raw natural beauty that surrounds it.

Here, life takes on a slower, more deliberate cadence. In the early morning, mist hangs low over the quiet bays, and the only sound is the gentle splash of a kayak paddle slicing through glass-like tributaries. On the shore, classic Australian-inspired row houses and elegant riverfront estates nestle neatly amongst towering stands of pine, their wide verandas looking out across the water. Waipa is a sanctuary designed for those who seek to restore the balance between unmatched urban connectivity and timeless natural tranquility.



Figure 3.1: Artist's watercolor impression of local families strolling along the Waipa Riverfront trail.

Neighborhood Spotlight: Scenic Waterways: The spectacular walking trails along the Waipa River offer residents a dedicated, pedestrian-only waterfront corridor. Contour-fit paved pathways curve gently along the shoreline, creating an elegant green buffer between private properties and the pristine waters. Framed by golden autumn foliage and rich native pine groves, these trails connect you directly to local bays, community docks, and the regional ferry network. It's the ultimate setting to run, stroll, or explore the tributaries by boat and kayak.

3. THE AUSTRALIAN QUARTER AT WAIPA POINT

To bring a relaxed, coastal character to the shoreline of the Waipa River, a dedicated Australian Quarter has been designed at Waipa Point near the ferry stop [64, 67]. This unique neighborhood showcases classic Aussie-style architecture, featuring rustic row commercial buildings with metal corrugated roofs and shaded wood-post verandas along the Main Street and down narrow, brick-paved side laneways. Essential civic amenities like the local Post Shop, high-capacity cycle parks, and waterfront boutique retail hubs are integrated within walking distance of the residential units [68, 69].



Figure 4.1: Aussie-style row commercial buildings (left) and rustic residential laneway housing (right).

High-Frequency Multi-Modal Commute: Positioned directly at the waterfront terminal, residents enjoy some of the most efficient, car-free transit links in the entire regional expansion: A commuter ferry departs every 15 to 30 minutes directly to and from the Waikato City Centre [55]. Furthermore, a high-frequency shuttle bus departs every 10 to 15 minutes, transporting workers straight back to the Clevedon multi-modal bus and rail passenger transit hub in the Clevedon Town Centre [56, 95].

Waikato Aussie Row Housing Pricing Matrix:

- **Basic 2-Bedroom Terraces:** \$550,000 (Excellent starter footprint near ferry docks)
- **Deluxe 3-Bedroom Terraces:** \$650,000 (Deep verandas and private back courtyards)
- **Premium Custom 4-Bedroom Terraces:** \$900,000 (Custom architectural layouts, absolute main street frontage)

4. PRIMARY RESOURCE SECTORS: FARMS & FORESTRY

To resolve the region's leveling-up timber and raw material shortages, Clevedon's spatial master plan maps out dedicated forestry extraction quadrants [51, 52, 77]. These high-yield pine plantations provide a steady supply of timber required for regional home construction and leveling up [51, 52]. To protect suburban safety, logging equipment and heavy haulage vehicles are isolated on dedicated, heavy-duty gravel transport corridors, keeping heavy forestry freight completely separate from municipal commuter streets [58, 88].

Additionally, Clevedon's high-yield agricultural lands are zoned based on precise soil fertility data to secure food supplies and industrial feedstocks [77, 89]. These lands are organized into structured quadrants, including expansive livestock pastures, cereal grain fields, carrot farming, cotton plantations, and highly productive internal fish farming ponds [77, 89].



Figure 5.1: High-yield agricultural lands and adjacent value-add industrial blocks in the Clevedon District.

Direct Agro-Forestry Feed: This geographic layout establishes a frictionless supply chain. Raw timber logs feed straight into our automated paper mills, while milk and grain arrive daily at local processing centers, significantly reducing heavy highway haulage wear and logistical overheads [72, 77].

5. VERTICAL SUPPLY CHAINS & SPECIALIZED CORRIDORS

The core strength of Clevedon’s industrial strategy lies in its vertical integration [72, 90]. Instead of exporting raw materials, 100% of forestry and agricultural outputs are processed locally within highly specialized signature facilities [78, 90]. This retains valuable processing margins and generates high-skilled industrial manufacturing careers. Clean manufacturing zones are located downwind, ensuring that industrial exhaust never impacts downstream commuter suburbs [59, 78].

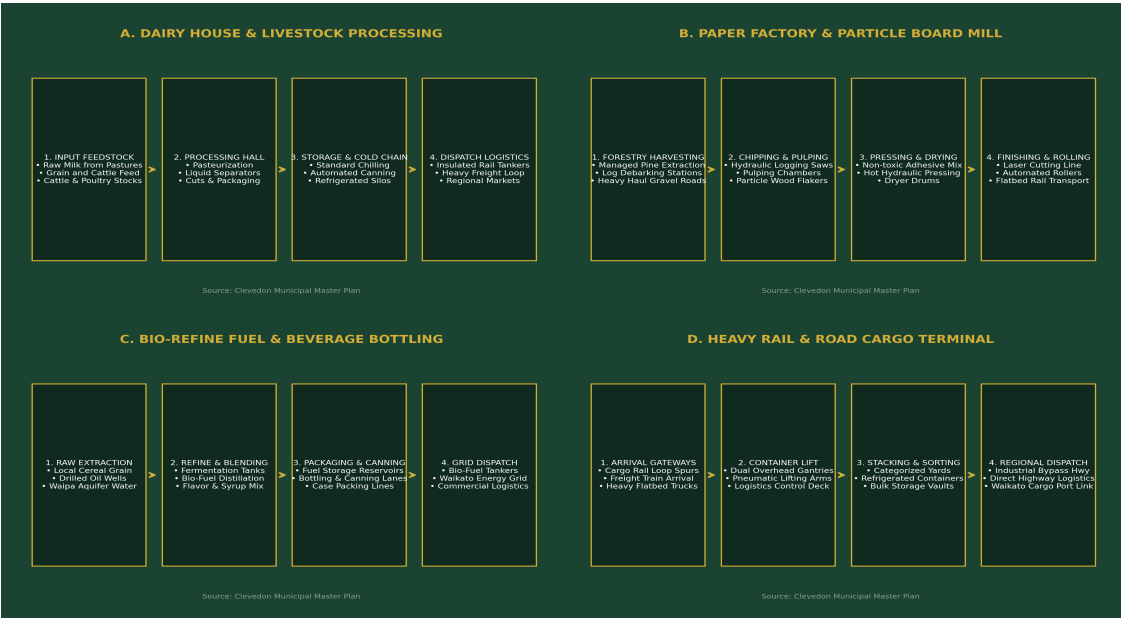


Figure 6.1: Specialized value-add industrial process blueprints of Clevedon's main manufacturing assets.

Signature Plant	Primary Input	Local Supply Source	Output Market
Dairy House	Raw Milk & Crops	Clevedon Farm Quadrant	Regional Markets
Livestock Processing	Cattle & Poultry	Clevedon Livestock Pastures	Waikato City Centre
Paper Factory	Forestry Logs	Clevedon Timber Quadrants	National Distribution
Particle Board Mill	Timber & Lumber	Clevedon Forestry Yards	Construction Industry
The Fuel Plant	Oil & Grain	Local Wells & Grain Farms	Waikato Fuel Grid
Energy Drink Bottling	Freshwater & Grain	Waipa Aquifer & Grain Farms	Waikato Commercial

6. MIXED-USE TOWN CENTRES & CIRCULAR UTILITIES

Clevedon's commercial core is a vibrant, walkable mixed-use town center designed to promote transit-oriented living [75, 93]. These blocks incorporate active ground-floor retail storefronts and lively outdoor cafes with attainable apartments on the mid and upper levels [84]. This ensures high-density, highly walkable communities where essential civic services, parks, and schools are located right at your doorstep [85, 94].

Supporting this economic expansion is a fully closed-loop sustainable utility grid: Organic waste from our crop and dairy farms is processed in a high-capacity Biogas Power Generator to produce clean, localized electricity [85, 96]. This is supported by automated metal recycling logistics, a resource recovery center, and a unified regional wastewater treatment network, reducing operational utility overheads for heavy industries while keeping community health exceptionally high [85, 96].



Figure 7.1: Artist's watercolor of Clevedon Town Centre station featuring active cycle infrastructure and solar roofs.

Eco-Friendly Transit Hub: The central station coordinates passenger rail, local buses, and green cycle tracks. Integrated solar roof panels provide local power, while extensive bike parking encourages green, multi-modal mobility [95].

7. RESIDENTIAL SHOWROOM: PRIVATE COLLECTIONS



TERRACED ROW HOUSING (Clevedon Core)

Starter 2BR: \$350,000 | 3BR Standard: \$450,000 | 4BR Exec: \$650,000

- **Dimensions:** 110 sqm (2BR) to 190 sqm (4BR)
- **Floor-Plan Layout:** 2-3 story townhouse layouts, integrated open kitchen/dining flow, rear courtyard.
- **Interior Aesthetics:** Scandinavian-inspired minimalism, light oak flooring, sleek charcoal cabinetry.
- **Parking Options:** On-street and off-street parking slots available at **\$35,000 extra per space**.



HERITAGE AUSSIE ROW (Waipa Point Australian Quarter)

Basic 2BR: \$550,000 | Deluxe 3BR: \$650,000 | Premium 4BR Custom: \$900,000

- **Dimensions:** 120 sqm (2BR) to 210 sqm (4BR)
- **Floor-Plan Layout:** Classic high-ceiling verandas, central brick hallway, deep garden laneways.
- **Interior Aesthetics:** Exposed timber beams, red-brick feature wall, decorative iron lace-framed porch.
- **Acoustic Shielding:** Dual-facing French doors, triple-glazed windows to buffer waterfront transit loops.



MODERN APARTMENTS (Dedicated & Mixed-Use Nodes)

Starter 2BR: \$375,000 | 3BR Standard: \$480,000 | 4BR Premium Loft: \$750,000

- **Dimensions:** 85 sqm (2BR) to 160 sqm (4BR)
- **Floor-Plan Layout:** Single-level compact or loft layouts with retail spaces at the ground level.
- **Interior Aesthetics:** Polished concrete floors, exposed steel structural pillars, suspended LED profiles.
- **Visual Assets:** Stunning floor-to-ceiling glass wall looking onto active central retail and cycling plazas.

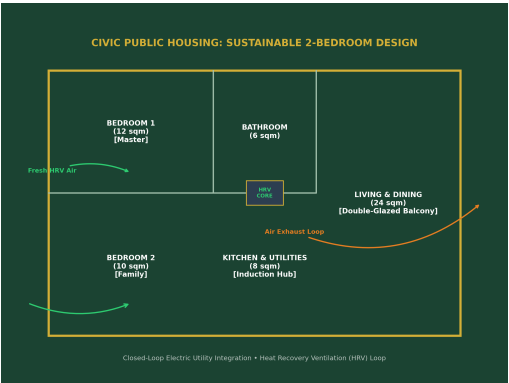


DETACHED FAMILY HOMES (Suburban Ring)

Starter 2BR: \$400,000 | 3 & 4BR Standard Family: From \$550,000

- **Dimensions:** 130 sqm (2BR) to 225 sqm (4BR)
- **Floor-Plan Layout:** Standalone single/double-story floor plans with spacious landscaped private backyards.
- **Interior Aesthetics:** Comfortable oak floorboards, painted wood wall panels, plush carpets in bedrooms.
- **Indoor-Outdoor Flow:** Multi-panel sliding glass doors opening onto paved wooden patio decks.

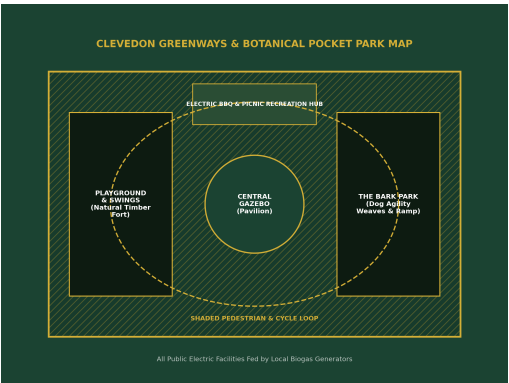
8. RESIDENTIAL SHOWROOM: CIVIC & ECOLOGICAL COLLECTIONS



INCLUSIVE PUBLIC (LOW-RENT) HOUSING PROFILES

Attainable, Clean, & Durable Living Options for Working Families

- **Blueprint Configurations:** 2-Bedroom Compact (80 sqm) and 3-Bedroom Family (105 sqm) floor plans.
- **Sustainable Utility Loops:** Integrated **Heat-Recovery Ventilation (HRV)** system designed to recycle indoor heat and filter fresh air continually, reducing utility overheads for residents.
- **Energy Integration:** 100% electric induction cooking hubs and energy-efficient climate units powered directly by Clevedon's organic agricultural **Biogas Power Generator**.
- **Finishes & Durability:** Scratch-resistant engineered stone countertops, soft-close sustainable cabinetry, and easy-to-clean timber-look luxury vinyl plank (LVP) flooring.
- **Acoustic Buffers:** Green-framed, triple-glazed awning windows providing complete thermal and acoustic insulation from neighboring commuter transit channels.



CLEVEDON GREENWAYS & BOTANICAL POCKET PARK

Shared Green Lungs and Ecological Buffers Integrated in the Suburban Ring

- **The Central Pavilion:** An elegant, classic white wooden octagonal gazebo that serves as an acoustic bandstand and focal point for community weekend markets.
- **Active Play Zone (Playground):** Highly durable, non-toxic treated local pine climbing forts, slides, swings, and interactive timber obstacle tracks for regional children.
- **The Bark Park (Dog Activity Zone):** A dedicated, mulch-covered fenced play yard with specialized dog agility weaves, climbing ramps, and dog-friendly tunnels surrounded by sound-absorbing hedges.
- **Gathering & BBQ Hubs:** Solid timber picnic tables and public stainless BBQ stations wired directly to the district's localized biogas microgrid for sustainable outdoor dining.
- **Botanical Perimeter:** Maple stands, pine groves, and golden autumn gardens acting as natural noise buffers.

9. THE RESIDENTIAL PORTFOLIO & CO-INVESTMENT

This master pricing matrix summarizes the diverse residential housing structures, specific floor plan pricing tiers, and corresponding accessory parking fees zoned across Clevedon and Waipa districts:

Housing Style	Configurations	Starting Price	Property Features & Accessories
Terraced Row	2, 3, & 4 Bedrooms	From \$350,000	Starter 2BR at \$350K, 3BR standard at \$450K, 4BR exec at \$650K. Parking: \$35,000 extra per space.
Aussie ROW (Waipa)	2, 3, & 4 Bedrooms	From \$550,000	Rustic Aussie-styled row homes. Basic 2BR at \$550K, deluxe 3BR at \$650K, premium 4BR at \$900K.
Apartments	2, 3, & 4 Bedrooms	From \$375,000	Dedicated or Mixed-Use (retail on ground). 2BR starter at \$375K, 3BR at \$480K, 4BR at \$750K. Parking at extra cost.
Detached Homes	2, 3, & 4 Bedrooms	From \$400,000	Master-planned residential streets. Starter 2BR at \$400K, 3 & 4BR family homes from \$550,000.
Executive Estates	5 Bedrooms	From \$850,000	Custom architectural floor plans, high-spec premium materials, spacious landscaped private yards.
Waterfront Estates	Premium Riverfront	From \$1,000,000	Absolute water frontage on Waipa River, private docks, and panoramas of regional bridges.

Inclusive Civic Housing: To maintain a healthy, equitable, and diverse local community, high-quality, low-rent public housing blocks are integrated directly near essential public transport hubs, schools, and employment centers [84, 94]. We are fully committed to ensuring that attainable, clean, and modern housing options are available to all residents in need [84, 94]. This ensures working families enjoy absolute proximity to transit and unmatched residential equity [84].

Waikato River Recreation: Explore the tranquil tributaries of the Waipa River! Whether you prefer a peaceful kayak paddle, an afternoon of boating, or hiking along our contour-fit waterfront walking trails, Waipa is designed to connect you deeply to the natural outdoors.

OFFICIAL CALL FOR JOINT-VENTURE DEVELOPMENT & MASTER CO-INVESTMENT:

Waikato’s Regional Expansion represents a multi-billion dollar master-planned opportunity. The Waikato Regional Council and Co-Investment Board invite commercial developers, agribusiness leaders, and logistics conglomerates to register for exclusive development parcels in Clevedon’s value-add corridors and Waipa’s residential sectors. Partner with us to build a sustainable, connected, and highly profitable tomorrow.
For developer expressions of interest, contact: register@waikatodevelopment.gov.nz