

Ngaaruawaahia, Hopuhopu and Taupiri Structure Plan and Ngaaruawaahia Town Centre Plan Progress Update

Strategic Planning

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1/11/2023

Setting the scene...

Project Background

Engagement Update

- March Drop-in Session Feedback
- September Drop-in Session Feedback
- September School Drop-in session Feedback
- October Hapuu focus session Feedback

Technical Assessments Update

- Cultural Assessment – Completed
- Market Assessment – Completed
- Stormwater Assessment – Underway
- Transport Assessment – Underway
- Urban Design Assessment – Underway

Land Use Changes

Way forward

- Next steps

STRATEGIC PLANNING FRAMEWORK

WELLBEINGS

- SOCIAL
- ECONOMIC
- CULTURAL
- ENVIRONMENTAL

Council activities guided under the legislative framework of LGA, CDEMA, RMA, LTMA, AND OTHERS

VISION

LIVEABLE, THRIVING AND CONNECTED COMMUNITIES

He Noohanga aahuru, he iwi whai ora, he hapori tuuhono tahi

DISTRICT GUIDING STRATEGIES

(The driving strategies that guide all planning)
Community plans (& engagement)
Underpins the District guiding strategies

DISTRICT BLUEPRINT

Waikato
2070
(Growth and Economic Development Strategy)

District Infrastructure Strategy

District Financial Strategy

LOCAL AREA BLUEPRINT

MINOR STRATEGIES

To provide details with policies developed. To put them into effect. Some have bylaws to enforce.

NATIONAL & REGIONAL STRATEGIES & POLICIES

Structure Plans

OUR PLAN

GEARING FOR GROWTH AND GREATNESS

DISTRICT PLAN

OBJECTIVES
POLICIES
RULES

10 YEARS

LONG TERM PLAN

(LTP)
INCORPORATES OUR PLAN GEARING FOR GROWTH & GREATNESS
Annual plan year 1

3 YEARS

TEAM PLANNING

ANNUAL PLAN

YEARS 2 & 3

1 YEAR

ACTIVITY MANAGEMENT PLAN

(AMPs)

3 YEARS

POLICIES & BYLAWS

(council-adopted and operational)

Current technical documents – Fit for purpose Summary

	Fit for Purpose	Addendum Update	Update	Notes
Landscapes & visual amenities				Existing Document is fit for purpose
Geotech				Existing Document is fit for purpose
Ground Contamination				Existing Document is fit for purpose
Heritage				Heritage list needs to be updated
Archaeology				Archaeology list needs to be updated
3 Waters				New assessment needed
Community facilities				New assessment needed
Parks & recreational opportunities				New assessment needed
Transportation Assessment				New assessment needed - Appointed
Urban Design Assessment				New assessment needed - Appointed
New – Cultural Assessment				New Assessment needed - Appointed
Market Assessment				New assessment needed - Appointed

Project Engagement



Early engagement (Mana Whenua, Community boards, Councillors) and establishment of a reference group

High-Level Survey feedback (from Mana Whenua and Wider Community)

First Round of Community Workshops (March 2023)

Second Round of Community Workshops (September 2023)

Draft Plans (February 2024)





Early engagement (Mana Whenua, Community Boards, Councillors) and establishment of a reference group

Mana Whenua

First point of engagement

- Meeting with mana whenua early in the piece
- Mana Whenua was engaged first – Mana Whenua survey **48 responses**, with 1 in Te Reo Māori
- Suggestion for Cultural Assessment
- Requested to provide feedback on how Te Ture Whaimana (Vision and Strategy of the Waikato River) and Tai Tumu, Tai Pari, Tai Ao (Waikato Tainui Environmental Plan) will be incorporated into the Structure Plan and Town Centre Plan – we developed matrix assessment and received very positive feedback from Waikato Tainui.
- Attended Waikato Tainui games – very good engagement

Community boards

Second point of engagement

- Met with community boards individually
- Undertook the wider community survey and received **165 responses** (134 submissions from the Ngaaruawaahia community, 19 from the Taupiri community, and 12 other)

Councillors

Conversation throughout

- We met with our Local & Maaori ward Councillors early on in the process and they have supported us though out the process.

Other stakeholders

- Kaainga Ora / NZ Police / Kiwi Rail / Future Proof / Ngaa Karu Atua o te Waka

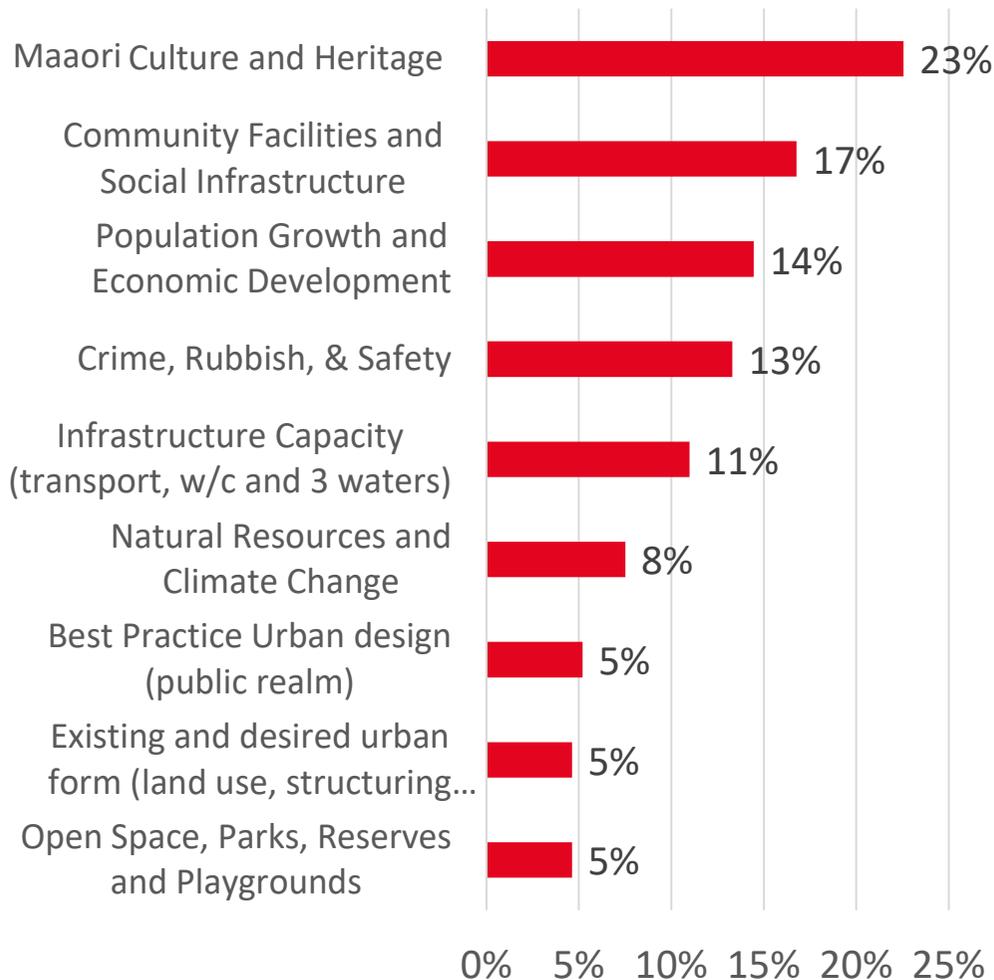


High-Level Survey feedback (October 2022)

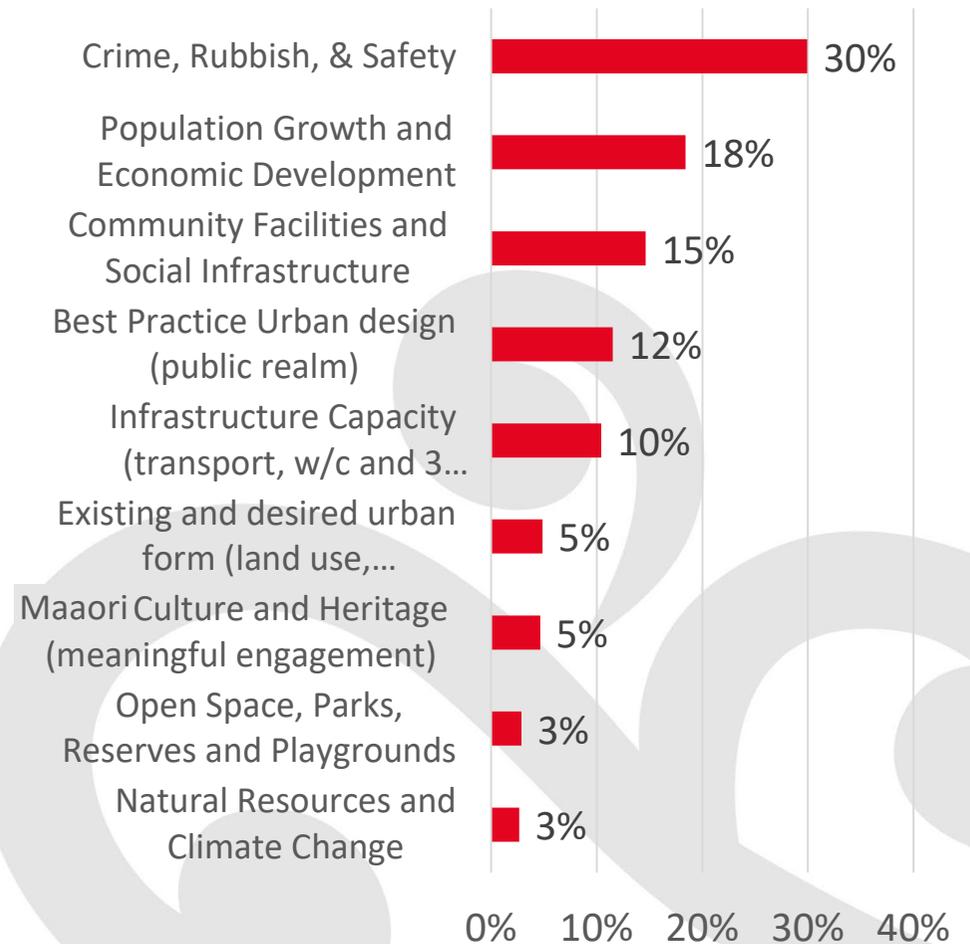
What are the most important issues in your community?

<https://www.waikatodistrict.govt.nz/your-council/plans-policies-and-bylaws/plans/structure-plans/ngaruawahia-hopuhopu-taupiri-structure-plan-2023>

Mana Whenua

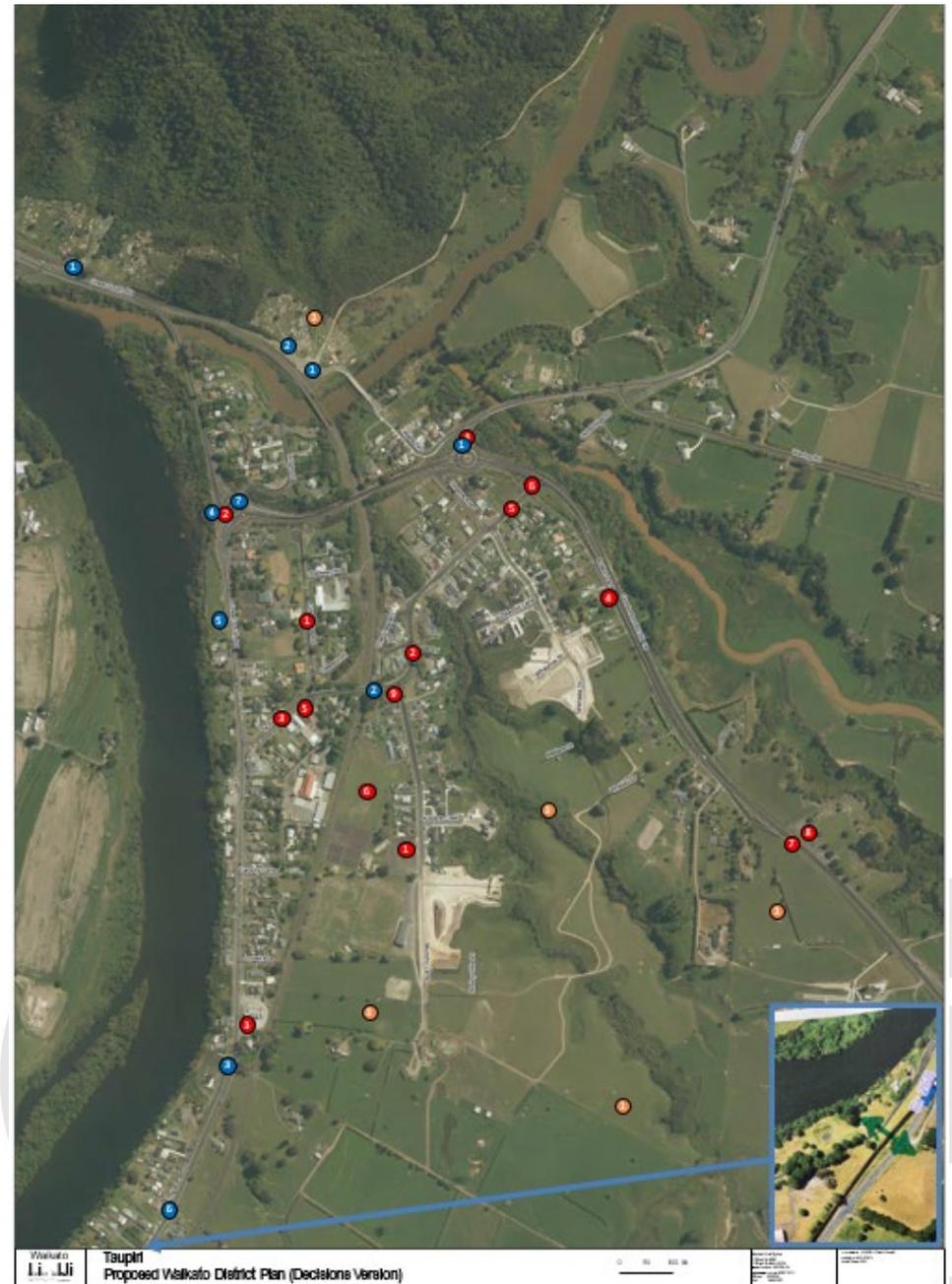


Wider Community





First Round of Public Workshops (March 2023)





Second Round of Public Workshops (September 2023)



620

Total Votes
4.13 avg. votes
/ post

category	upvote	downvote
Connected community	198	27
Natural environment	135	7
Identity	192	33
Growth and economy	25	3

Waikato District Council | 14 September, 2023

👍 100% (2)

Your comment
Project 6. Upgrade Lower Waikato Esplanade with active modes (bi-directional cycleway and footpath).

How do you rate this?

👍 👎

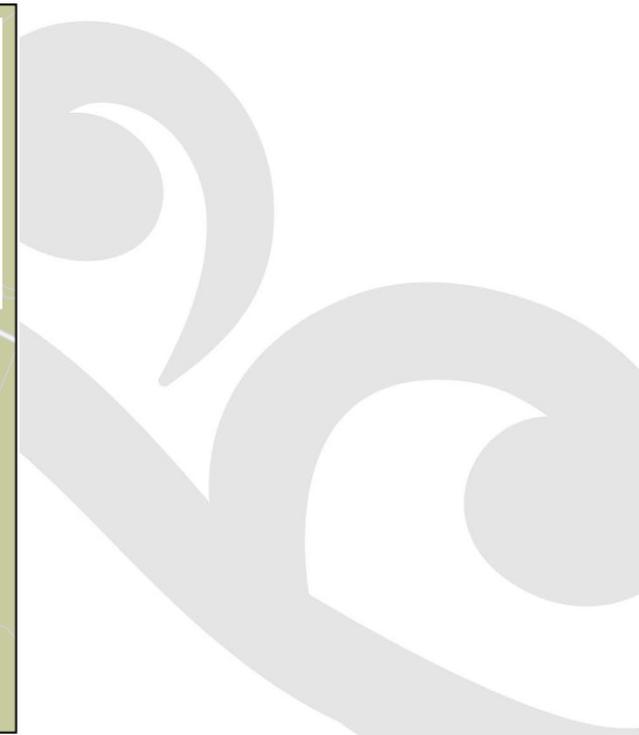
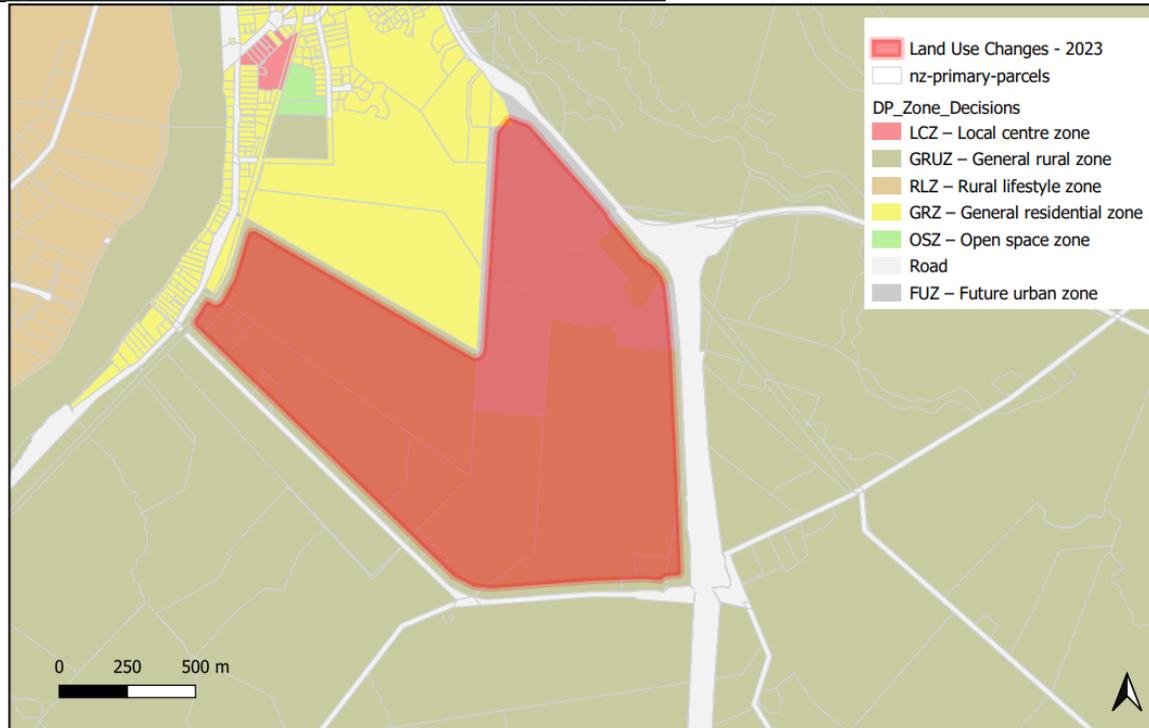
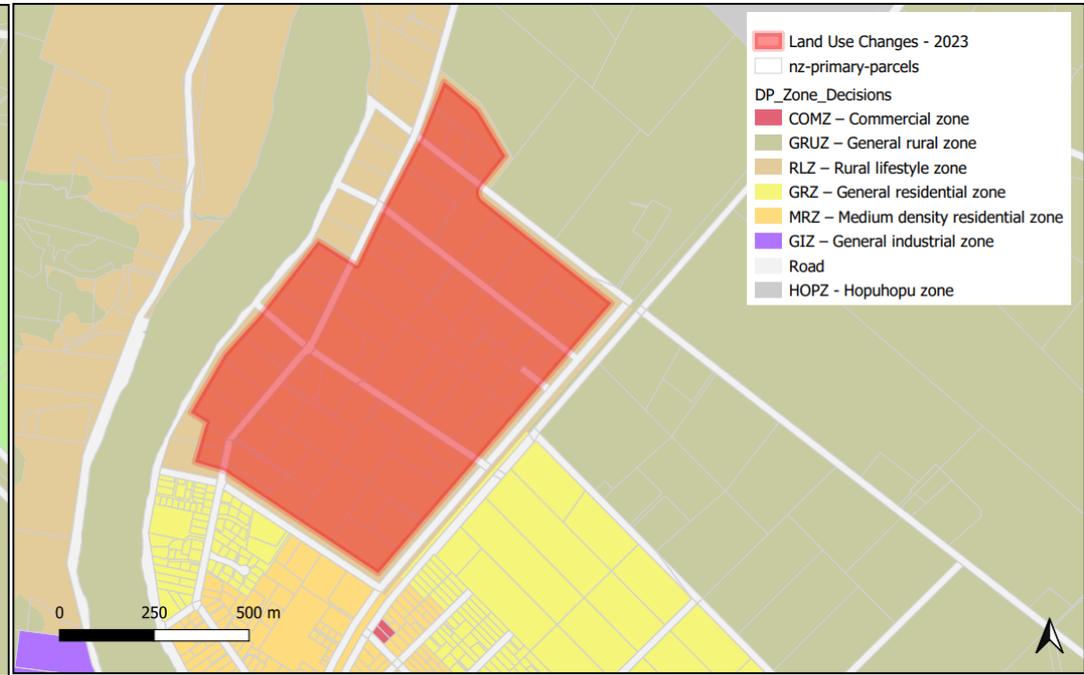
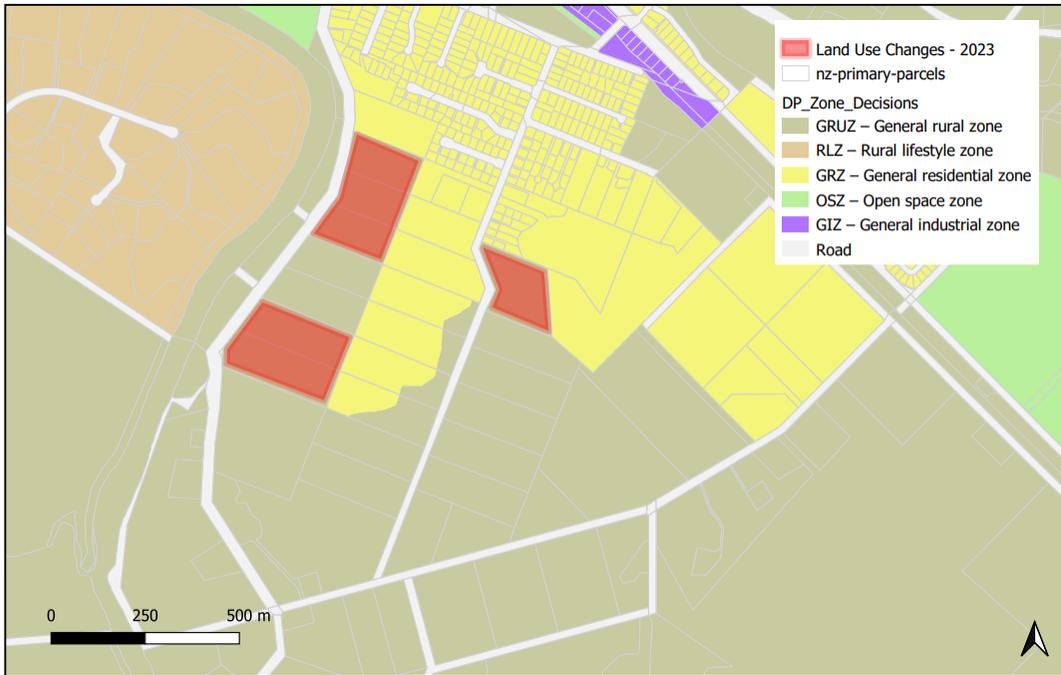
Hide voting results (2) Select a rating

Upvote 100%

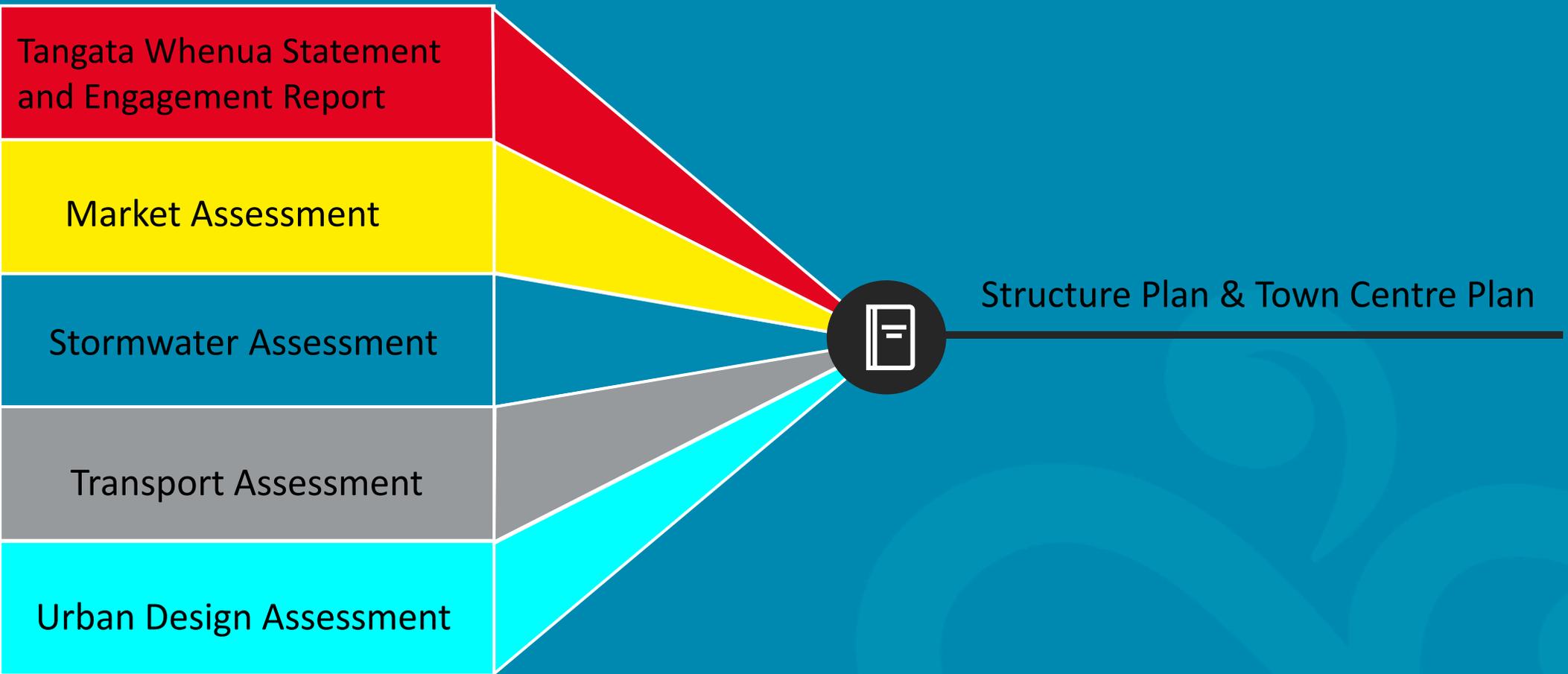
Downvote

📍 Connected community

Proposed areas for consideration for a change in land use



Technical Assessments Update



Key Outcomes:

- Additional Sites and Areas of Significance to Maaori to be identified
 - Taupiri Maunga
 - Te Mata o Tuutonga
 - Te Hihi
 - Tūrangawaewae Marae
 - Tūrangawaewae House
 - Te Paemaunga o Hakarimata
 - Mangawhara River
- History and storytelling for Ngaati Tamainupo, Tuurangawaewae, & Taupiri
- Planning Outcomes for the Structure Plan
 - Urban Layout and Design, Transport, Walking/cycling and connectivity
 - Cultural expression, Symbolism, & Signage
 - Commerce, Community Facilities, & Reserves
- Waananga and Research delivered and facilitated by Taangata Whenua



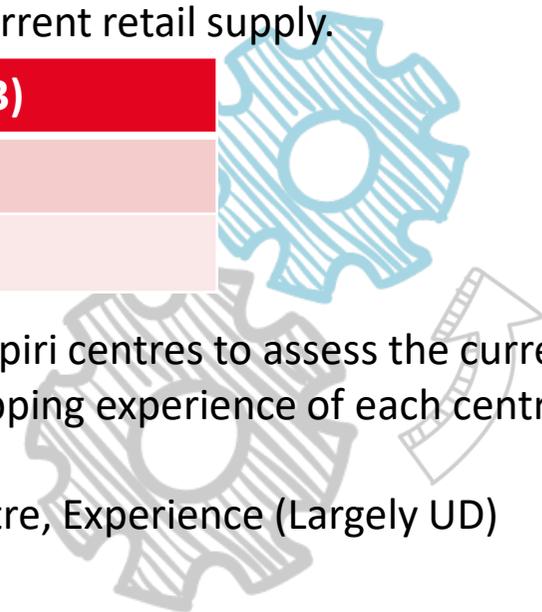


Key Outcomes:

- Undertake demographic profiling of the identified market in terms of key economic and social characteristics to identify the market's key customer base.
- Forecast the level of retail expenditure generated within the economic catchments on an annualised basis across the relevant ANZSIC retail sectors and forecast this out to 2053 to quantify growth in retail market size.
- Ngaaruawaahia Catchment Generates 127m annually, 237m by 2053. 78% leakage. Sustainable leakage for catchment is 65%.
- Quantify the amount of sustainable retail floorspace (GFA) that can be supported by the catchments both currently and over the forecast period by relevant sector and assess against current retail supply.

	Current	Sustainable (2053)
Ngaaruawaahia Catchment	7,000sqm	11,00sqm
Supermarket	1,430sqm	5,430sqm

- Undertake a business audit of existing activities in the Ngaaruawaahia and Taupiri centres to assess the current 'state', role, function, health, quality of retail offer, built environment and shopping experience of each centre
 - Under performing relative to market size.
 - There is a need to focus on consumer experience; Consolidate Town Centre, Experience (Largely UD)
 - No additional Commercial/Retail enabling zoning



Stormwater



Ngaaruawaahia Structure Plan

100 Year MPD Flood Extent & Options



100 Year + Climate Change Flood Extent MPD Scenario

Stormwater Mitigation Option



Ngaaruawaahia Structure Plan

High Level Stormwater Mitigation Options

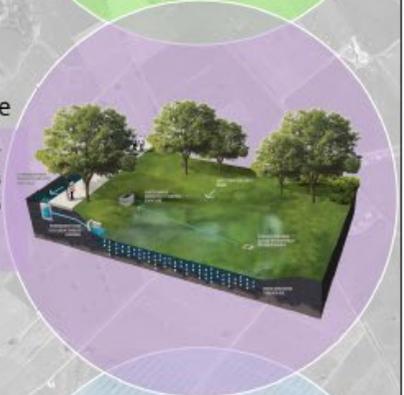
Water Quality

Stormwater treatment devices are specialized systems designed to manage and improve the quality of stormwater runoff in urban and industrial areas. They play a pivotal role in preventing pollutants, contaminants, and sediments from entering natural waterways, thus reducing the negative environmental impacts associated with stormwater discharge. These devices come in various forms and sizes, each tailored to address specific water quality concerns and local conditions.



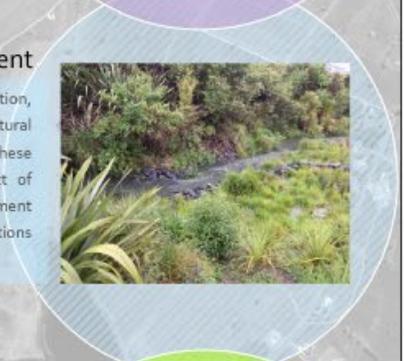
Storage

Flood storage basins will be adopted as part of the structure plans as a crucial water management strategy designed to mitigate the impact of floods on communities and the environment. Flood storage basins provide temporary storage areas to contain excess rainwater and are typically located as part of parks or sport fields.



Waterway Enhancement

Waterway enhancement, in the context of water quality and stormwater mitigation, refers to a set of strategies and practices aimed at restoring or improving the natural features and functions of water bodies such as streams and wetlands. These enhancements are carried out to improve water quality, mitigate the impact of stormwater runoff, and promote healthier aquatic ecosystems. Waterway enhancement can involve ecosystem restoration, vegetation management, and engineered solutions designed to mimic or enhance natural hydrological processes.



Stormwater Conveyance

Stormwater conveyance of the structure plan is currently proposed as a large open channel or swale which may or may not include an underground pipe network. A swale is a sustainable and environmentally friendly landscaping feature designed to manage stormwater runoff and enhance water quality. Swales are shallow, vegetated channels or depressions constructed within urban or suburban areas to capture, filter, and transport rainwater or runoff from impervious surfaces, such as roads, parking lots, and rooftops. These natural drainage systems mimic the functions of streams and rivers, promoting water infiltration, pollutant removal, and controlled conveyance to prevent flooding.



Ngaaruawaahia Structure Plan

High Level Stormwater Mitigation Options

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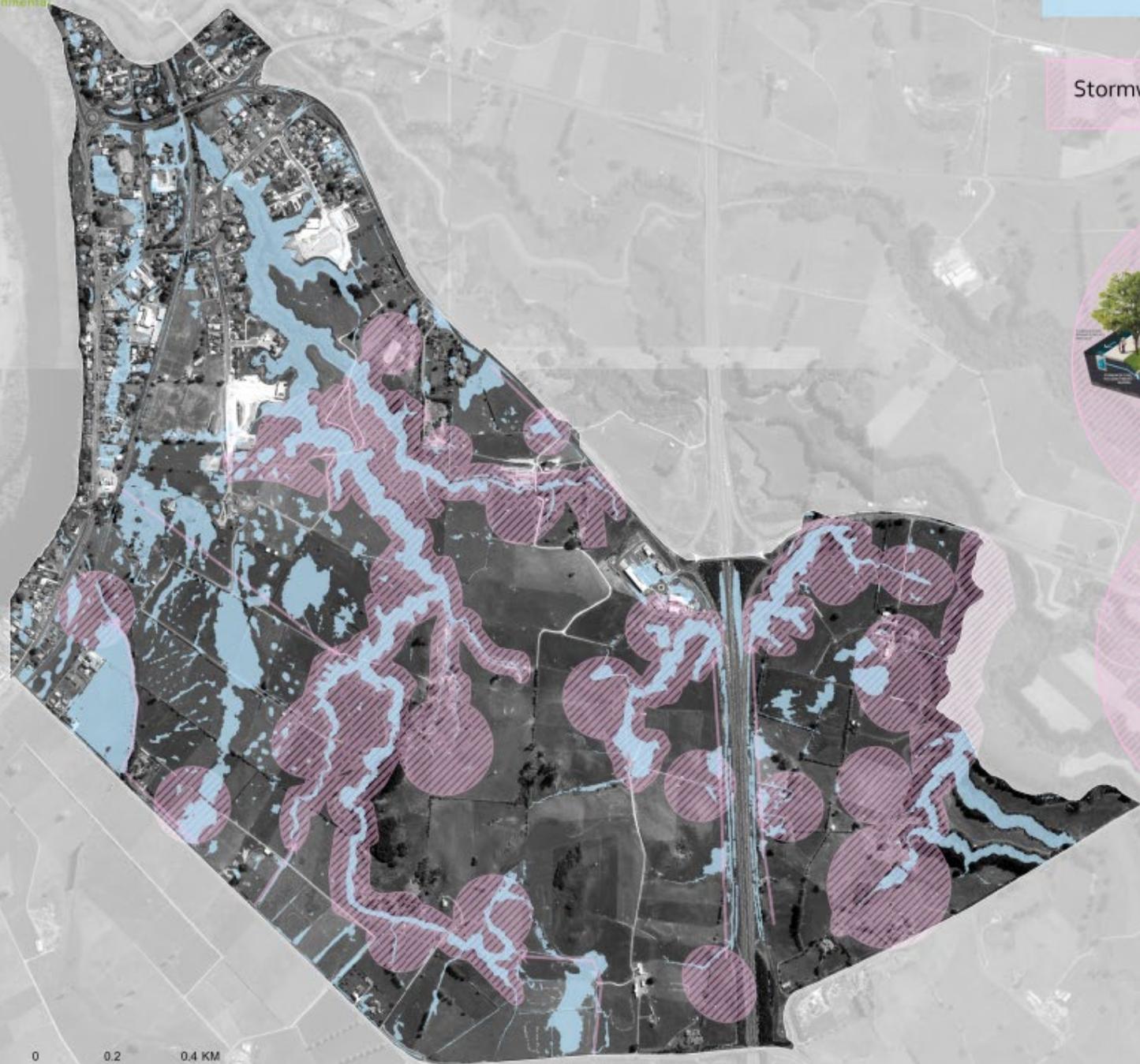
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100 Year + Climate Change Flood Extent MPD Scenario

Stormwater Mitigation Option



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Transport project ideas

Ngaaruawaahia

- 1 Future walking and cycling facility across Waikato River.
- 2 Improved walking and cycling connection to Hakarimata Ranges and Te Araroa.
- 3 Improved walking and cycling connection to Te Awa River Ride via Jesmond Street and Waikato Esplanade.
- 4 Upgrade Old Taupiri Road/ Great South Road Intersection (under investigation).
- 5 Upgrade Great South Road/Princess St Intersection to better integrate with rail crossing. Potential signalisation and a raised intersection under investigation.
- 6 Proposed roundabout with raised platforms for pedestrians and cyclists (under investigation).
- 7 Safety improvements at existing roundabout (under investigation).
- 8 Jesmond Street upgrade. This could include providing safer facilities for active modes, increased space for pedestrians, or provision of more space next to shop frontages for outdoor dining (under investigation).
- 9 Remove existing zebra crossing when new crossings are provided at Princess St signals and Jesmond roundabout.
- 10 Provide raised platform at the existing zebra crossing to improve access to public toilets.
- 11 Closure of Waingaro Road Intersection and level crossing.



Walking and cycling projects

Taupiri

- 1 Provide raised platform at existing zebra crossing.
- 2 Investigate options to reallocate space on Te Putu Street. This could include removing the flush median to provide space for wider footpaths, cycleways and changes to on-street parking.
- 3 Investigate new pedestrian crossing at Te Putu Street Intersection using existing Island. Could provide a staged crossing on raised platforms.
- 4 Investigate new crossing of Great South Road to improve access to existing bus stops.
- 5 Investigate footpath widening on the approach to the pedestrian underpass.
- 6 New raised crossing outside childcare and extend existing footpath to new crossing.
- 7 Investigate options to improve pedestrian safety when crossing The Crescent. Review kerblines and provide kerb build-outs to reduce the crossing distance.
- 8 Provide raised platform at existing crossing outside the school. Investigate shared paths along Greenlane Road to encourage walking and cycling to school.
- 9 Provide angle parking within existing berm north of the school.
- 10 Investigate new raised crossing at Te Putu St/ Greenlane Road Intersection to support a continuous route along Te Putu Street.
- 11 Investigate pedestrian and cycle overbridge of railway at Lovell Ave connecting Great South Road to Murphy Lane via sports fields.



Great South Road and Jesmond Street

Great South Road

- Gateway treatments at town centre entry points.
- Investigate options to reallocate space on Great South Road. This could include removing the flush median to provide space for a cycleway, angle parking, streetscape and amenity improvements.
- Upgrade existing pedestrian crossing of the railway and relocate crossing to suit proposed Jesmond St roundabout.
- Investigate options to relocate the bus stops and combine with an improved pedestrian crossing of Great South Road.

Jesmond Street

- Investigate options to reallocate space on Jesmond St. This could include providing safer facilities for active modes, increased space for pedestrians, or provision of more space next to shop frontages for outdoor dining (under investigation).

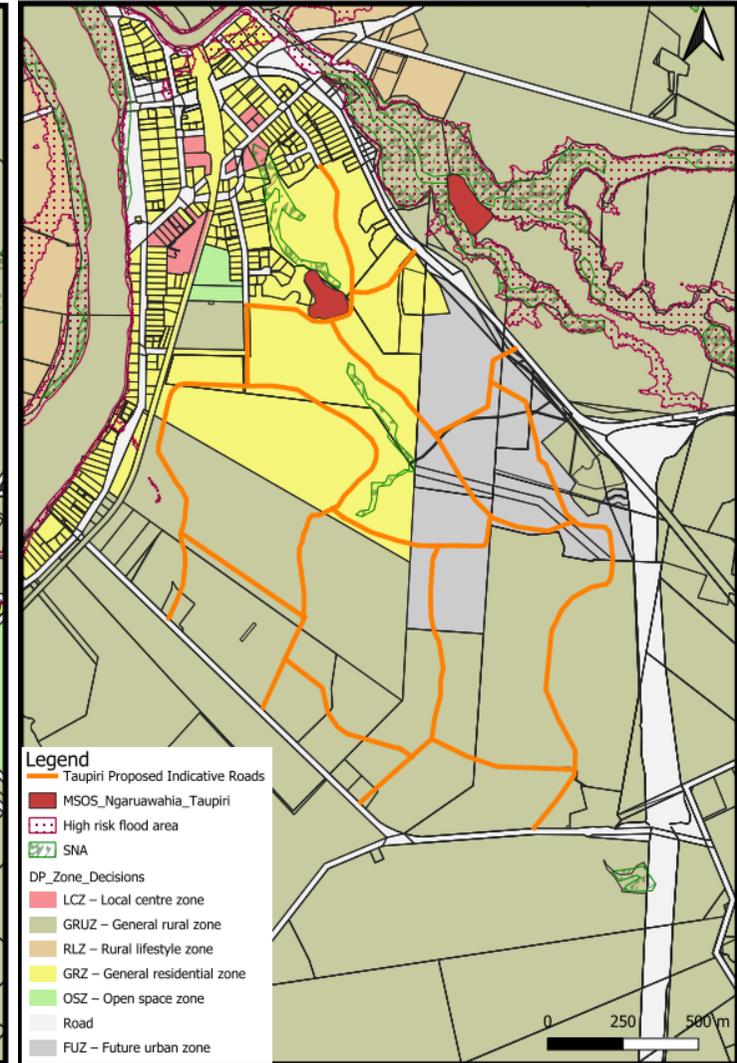
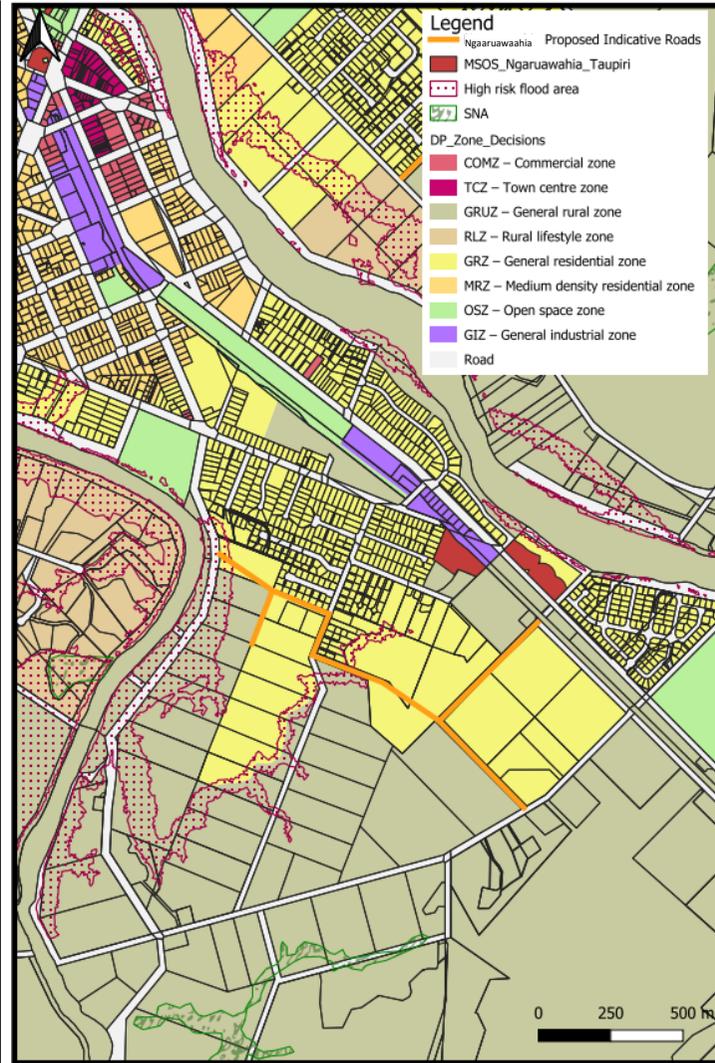
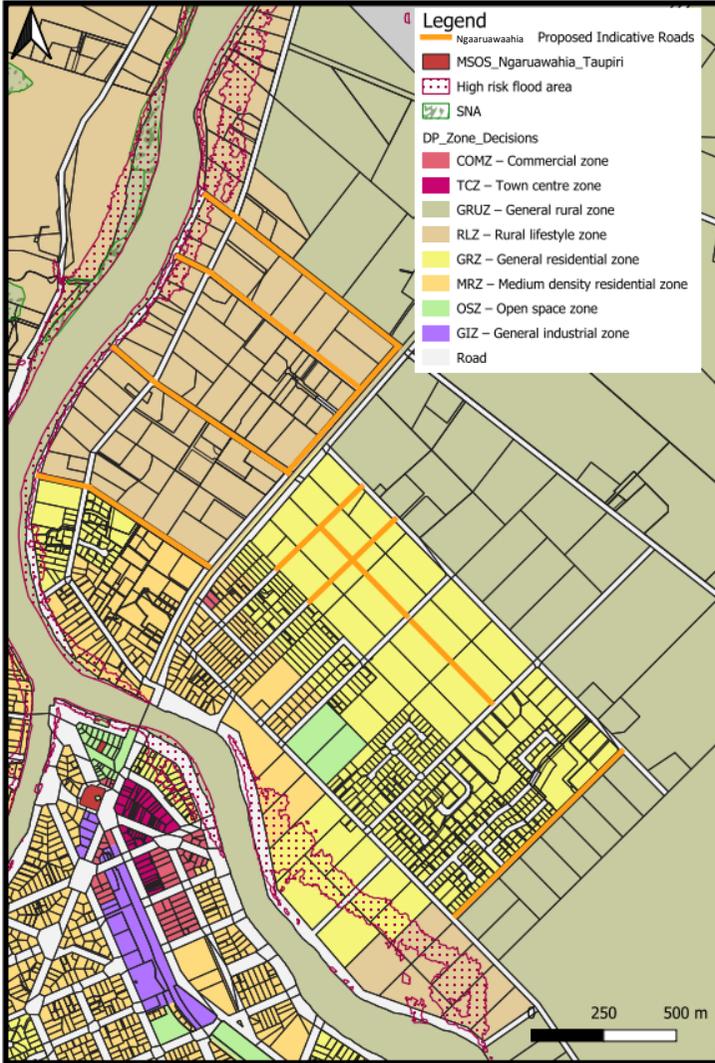
Jesmond Street roundabout upgrades



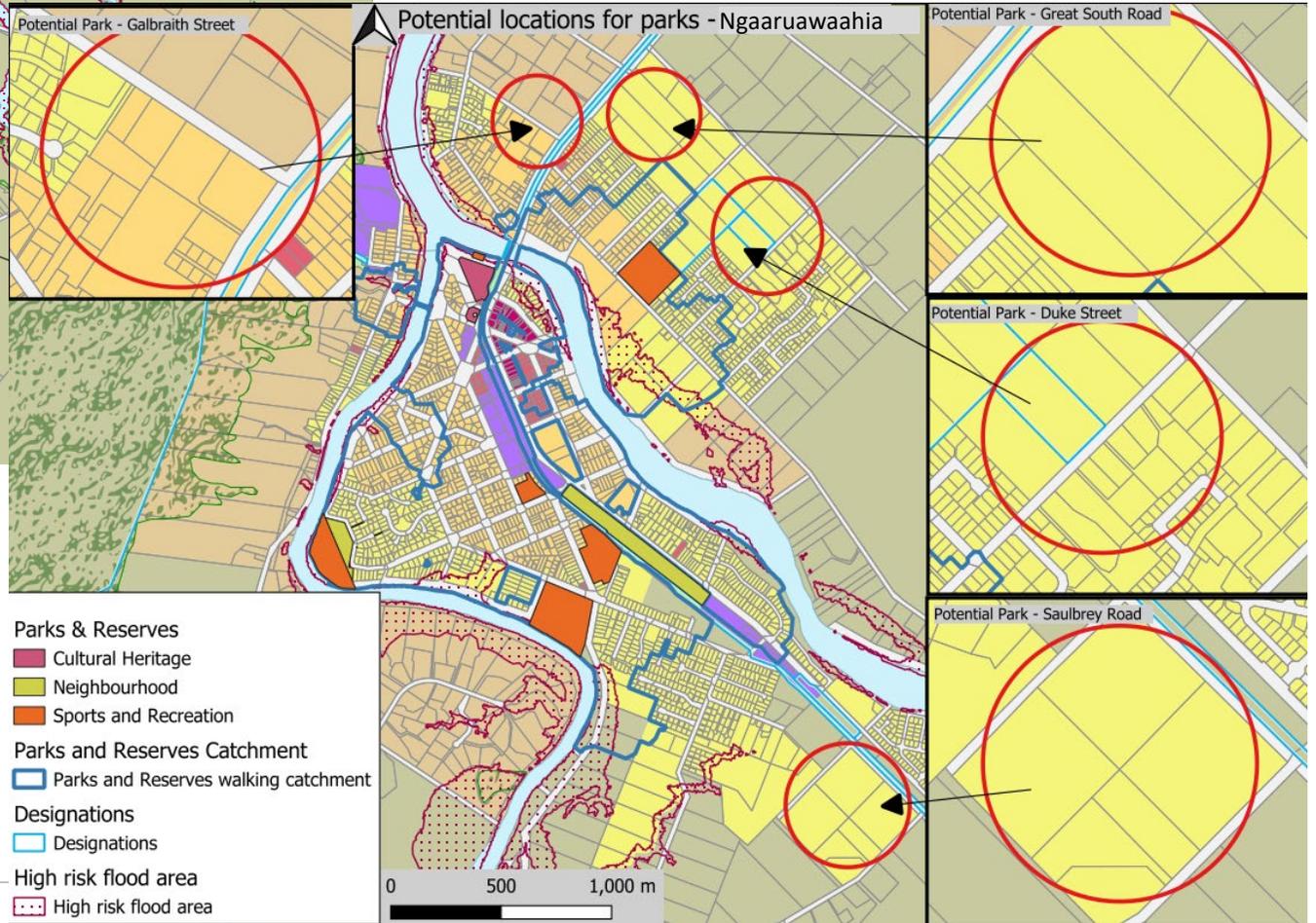
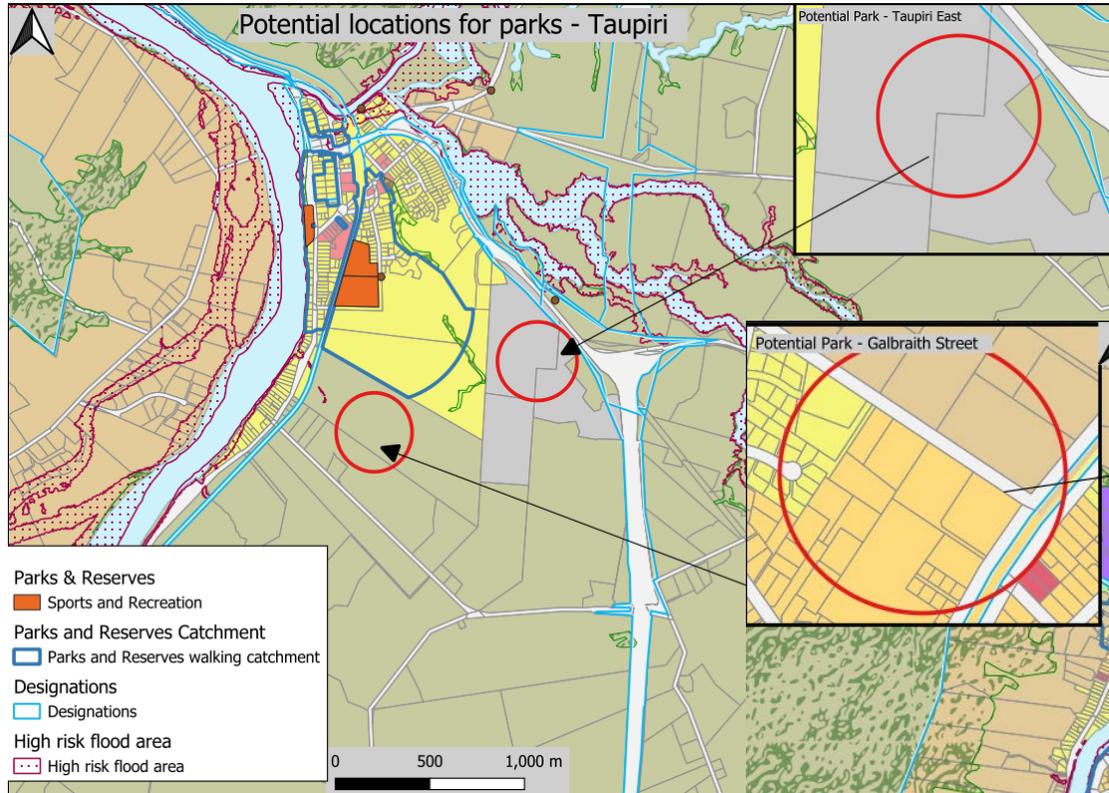
Great South Road upgrades



Indicative Roads



Proposed Parks





Proposed project ideas

Ngaaruawaahia

Connected communities

Active mode opportunities

1. Extension of the Te Awa River Ride.
2. Create a legible walking and cycling recreation link from the Waikato River to the Waipa River, linking Hakarimata Ranges through Kingitanga Reserve, Jesmond Street and Waikato Esplanade.
3. Create a legible walking and cycling recreational loop to include Waipa Esplanade Reserve, The Point, Regent Street/ Old Taupiri Road, Lower Waikato Esplanade, Durham Precinct and Turangawaewae House.
4. New active mode connection over the Waikato River.
5. Upgrade active modes facilities over Waingero Road bridge.
6. Create a wayfinding suite and gateway markers for key destinations including the following: Jesmond Street, Te Awa cycleway and proposed extension, Hakarimata Ranges, The Point and Waipa Esplanade Walkway.
7. Upgrade of corridors with active modes:
 - Jesmond Street.
 - Great South Road (bi-directional cycleway and footpath).
 - Hakarimata Road (shared path).
 - Waingero Road and bridge (shared path).
 - Waikato Esplanade (bi-directional cycleway and footpath).
 - Lower Waikato Esplanade (bi-directional cycleway and footpath).

Intersection and roundabout upgrade

8. Improve the safety and legibility of intersections:
 - Greeth South Road and River Road.
 - Great South Road and Jesmond Street (proposed new roundabout).
 - Great South Road, Princess Street and Newcastle Street (signalisation under investigation).
 - Great South Road and Waingero Road (proposed closure under investigation).
 - Great South Road and Market Street.
 - Waingero Road and Herschel Street (traffic calming or mirrors).
 - Old Taupiri Road (south), Great South Road and Regent Street.
 - Martin Street and Galileo Street (still under investigation).
9. Improve the safety and legibility of Jesmond Street roundabout.

Enhancing the corridor experience

10. Jesmond Street improvements:
 - Consider shared zones and additional informal crossings to improve pedestrian permeability.
 - Additional informal crossings and streetscape upgrades. Integrate crossing upgrades with intersection upgrades and development site and central crossing.
11. Great South Road improvements:
 - Traffic calming and speed management.
 - Roadway art at existing pedestrian crossings.
 - Additional informal crossing points.
 - Beautify the streetscape with planted promenade.
 - Separated active modes corridor.
 - Formalised crossing on Galileo Street outside Ngaaruawaahia Primary School.
12. River Road:
 - Traffic calming and speed management.
 - Formalise crossings in front of Turangawaewae Marae.

Transport Infrastructure

13. Locate Te Huiā interchange / bus hub to south of Durham Precinct (location under investigation).
14. Provide bike parking at the base of the Hakarimata Ranges and The Point.
15. Create universal charging points for electric vehicles and bikes at Durham Precinct, on Jesmond Street and Hakarimata Ranges.
16. Define and increase car parks at the Paterson Park in front of the netball courts.



Wayfinding signage



Active modes bridge



Sheltered and protected bike parking



Separated active modes



Tactical urbanism at crossings



Bus hub

Proposed project ideas

Ngaaruawaahia

Identity

Amenities

1. Establish a new mixed use community centre and library to accommodate a range of community services.
 2. Upgrade toilets, provide shelter and seating at Paterson Park.
 3. Provide rest stops, drinking fountains, bike parking, shelters and viewing platforms along the Waikato River. Build on existing suite of street furniture - potential for these to reflect a sense of place and history.
 4. Upgrade Waipa Esplanade walkway trail with rest stops, lookouts, furniture.
 5. Investigate a sheltered village green to encourage more active use of the Market area at Jesmond Street.
 6. Celebrate sites of cultural significance and protect waahi tapu sites through a suite of bi-lingual signage, art work trails, cultural expression and storytelling opportunities. Sites include but not limited to Kingitanga Reserve, The Point, Hakarimata Ranges, Turangawaewae Marae and House and Pukeiaahua Paa.
 7. Placement of expressions (pou, koowhatu, native trees) to whakanoa (restore balance) to locations of colonial reminders.
 8. Development of a reserve site masterplan for Te Mana O Te Rangi that expresses and represents hapuu koorero through signage, planting and artwork.
- Review and update Design Guidelines.

Maintenance/ CPTED / Safety

9. Fix light bulbs that are not working along Great South Road.
 10. Introduce mirrors and lights at staircase at the base of the bridge.
 11. Trim overgrown vegetation.
 12. Clean up of graffiti.
- Undertake maintenance and repair of street lighting across the township.



Cultural storytelling signage



Integrated narratives



Shelter and shade at parks



Viewing platform along river



Village green/ Town Square



Integrated gateway and interpretive signage

Proposed project ideas

Ngaaruawaahia

Natural environment

Recreational opportunities

1. Investigate potential locations for parks to serve wider Ngaaruawaahia. Consider multi functional uses such as wetland, playground and community gardens.
2. Co-locate a full basketball court, kid's bike park with the skate park at The Point.
3. Provide a destination mountain bike/ pump track, seating, new toilets and picnic tables at Te Mana o Te Rangī Reserve.
4. Create a pedestrian and cycle connection between Te Awa river trail (Belt Street), St Paul's Catholic School, Rugby League Club (Whatawhata Avenue), Centennial Park and the Waipa River Trail.
5. Complete masterplan for The Point.
 - Consider ecotourism opportunities that leverage off recreation attractions such as Hakarimata walking tracks and Te Awa Cycle Trail.
 - Open space and playground assessment.

Ecological opportunities

6. Improve resilience to localised flooding through:
 - Increased permeable surfaces and attenuation planting.
 - Riverbank planting.
 - River edge terracing to protect recreation areas next to the river.
 - Greening of current paved spaces (swales).
 - Wetlands (tbc).
 - Water sensitive urban design (tbc).
7. Increase native tree cover and fruit trees in town.
8. Trees along Great South Road.
 - Improve native fauna habitat through education/ interpretation and restoration of waterways (native fish, etc) etc).
 - Undertake a climate risk assessment.

Growth and economy

9. Key catalyst development sites:
 - a. Corner of Great South Road and Jesmond Street. Potential uses - Library, community hall, museum, retail.
 - b. Village Green on Jesmond Street - Potential uses include urban community garden, urban play space and weekend market.
 - c. Plunket building corner - consider community and Mana Whenua use.
 - d. Library site to be re-purposed and integrated as part of village green.
10. Identify spaces for pop ups for start up businesses along Jesmond Street and Great South Road.
 - Identify sites for short to mid term accommodation in town centre.
 - Identify sites for local convenience services /shops on River Road near Turangaweewae Marae.



Playground



Urban play in Village Green



Mountain bike/pump track



Kids bike park



River access



Urban community garden

Proposed project ideas

Taupiri

Connected communities

Active mode opportunities

1. Extension of the Te Awa River Ride to Taupiri with the inclusion of rest stops, drinking fountains and viewing areas.
2. Create a legible walking and cycling loop from Town Centre - Great South Road, Te Putu Street, Onslow Avenue, Gordonton Road and segregating off to Watts Grove to connect to Taupiri paa and urupaa.
3. Other active mode connections:
 - a. Upgrade Te Putu Street and bridge.
 - b. Taraheke Paa, Taupiri Marae and Great South Road with a new bridge connection over rail (under investigation).
4. Create a wayfinding suite for key destinations including but not limited to: urupaa, Taupiri Maunga, historic waka landing site, Bob Byrne Memorial Park and sports field.

Enhancing the pedestrian experience

5. Great South Road Improvements:
 - Create additional pedestrian permeability with additional crossings.
 - Short term tactical urbanism at existing pedestrian crossings
 - Beautify the streetscape with green promenade and provision for active modes.
6. Te Putu Street Improvements:
 - Beautify the streetscape.
 - Traffic calming measures.
 - Upgrade pedestrian crossings.
 - Provide a pedestrian crossing outside of Educare.
 - Roadway art at Te Putu Street and Great South Road Intersection.

Intersection and roundabout upgrade

7. Improve the safety and legibility of intersections:
 - Gordonton Road and Te Putu Street.
 - Murphy Lane and Te Putu Street.
 - Great South Road and Te Putu Street to connect to Bob Byrne Memorial Park.
8. Improve the pedestrian safety and legibility of Gordonton Road and Great South Road roundabout (under investigation).



Streetscape beautification



Wayfinding



Te Awa River Ride extension



Protected cycleway on Great South Road



Raised pedestrian crossing



Traffic calming with planted buildouts

Proposed project ideas

Taupiri

Identity Amenities

1. Re purpose either the Memorial Hall or Soldiers and Settlers Hall for community services including a health centre or outreach services.
2. Celebrate sites of cultural significance and protect wahi tapu sites through a suite of bi-lingual signage, art work trails, cultural expression and storytelling opportunities.
3. Provide formal viewing area, storytelling board for waka landings beside existing carpark / boatramp. In particular for major Tangi processions from Turangawaewae Marae to the urupaa.
4. Upgrade and provide signage to public toilets.
 - New "Welcome to Taupiri" sign.
 - Identify opportunities and locations for cultural expression and symbolism.
 - Provision of an upgraded suite of street furniture including rubbish bins, drinking fountains and seating.
 - Upgrade bus stops and shelters.
 - Appropriate river signage.

Maintenance/ CPTED / Safety

5. Introduce mirrors, art and wayfinding at Murphy Lane and Greenlane Road underpasses.
6. Provide lighting at the Rugby Field carpark/ Murphy Lane.
7. Trim overgrown vegetation.
8. Clean up of graffiti.
 - Undertake maintenance and repair of street lights across the township.

Natural environment Recreational opportunities

9. Investigate potential locations for playgrounds to serve wider Taupiri.
10. Upgrade Bob Byrne Memorial Park with nature play and improved connections north and south to the Hopin Stoppin Cafe

Ecological opportunities

11. Improve the resilience to localised flooding through:
 - Increased permeable surfaces and attenuation planting.
 - Riverbank planting.
 - River edge terracing to protect recreation areas next to the river.
12. Increase native tree and fruit trees in town – Urban Ngahere, to attract native birds into township (Tui, Kereru).
13. Native tree restoration for Taupiri Maunga.
14. Pest and predator management plan on Taupiri Maunga.
 - Improve native fauna habitat through education / Interpretation and restoration of waterways (native fish, eels etc).

Growth and economy

15. Opportunity to redevelop council owned property.
 - Identify potential locations for:
 - Retail opportunity.
 - Cultural centre/ information centre.
 - Kura kaupapa school.



Riverside seating



Storytelling and cultural narratives



Underpass



Village feel



Nature play at Bob Byrne Memorial Park



Separated cycleway on Great South Road

Proposed project ideas

Hopuhopu

Connected communities

Active mode opportunities

- 1. Extension of the Te Awa River Ride through Hopuhopu with the inclusion of rest stops, drinking fountains and formal and informal viewing areas.
- 2. Create a safe and legible active mode connection between Ngaeruwashia and Taupiri along Great South Road (separated cycleway).

Enhancing the pedestrian experience

- 3. Establish a boulevard of trees as a gateway marker into Hopuhopu.
- 4. Protect existing trees / boulevard
- 5. Provide bus shelters and a new pedestrian crossing

Intersection and roundabout upgrade

- 6. Improve the safety and legibility of the Old Taupiri (north) / Great South Road intersection (under investigation)

Identity

* Refer to Tainui Masterplan.



Gateway markers



Rest stop and viewing area



Upgraded bus shelters



Riverside shared path



Tree boulevard

NGAARUAWAAHIA - ARTIST IMPRESSION



Paterson Park

DRAFT

TAUPIRI - ARTIST IMPRESSION



Bob Byrne Memorial Park

DRAFT

TAUPIRI - ARTIST IMPRESSION



Te Putu Street

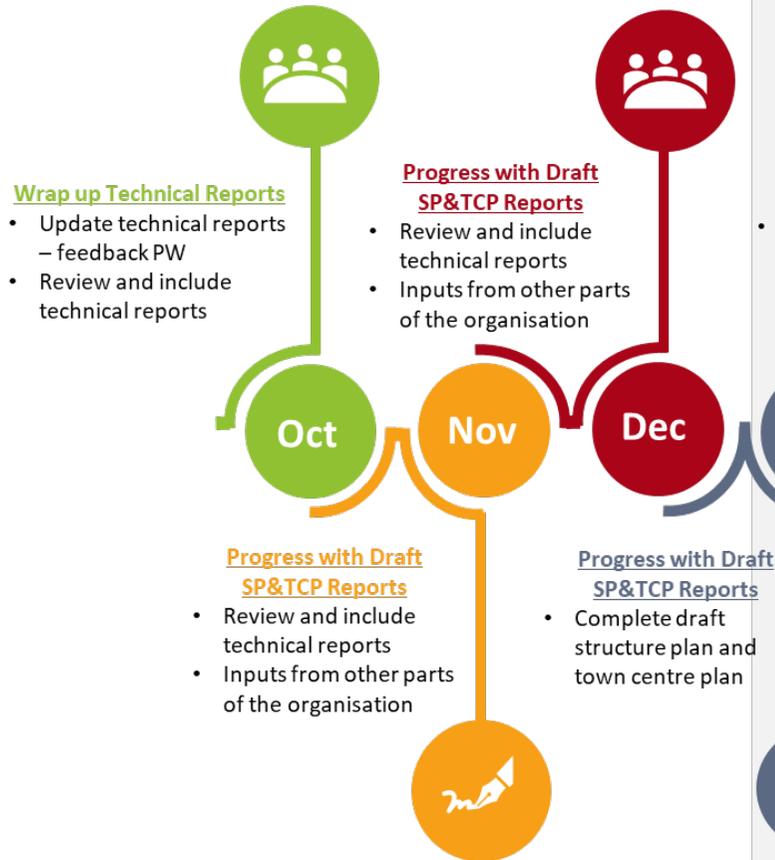
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Way Forward



Timeframe 2023/24

Timeframe 2023



Updated Forecast - Timeframe 2024

