

Tuakau & Districts Community Plan

Compiled by the
Tuakau & Districts
Community Committee 2012



Welcoming
Manaakitanga

United
Kotahitanga

Skilled
Uukaipotanga

Self-empowering
Rangatiratanga

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Introduction

On 1 November 2010 the southern part of Franklin District Council amalgamated with the Waikato District Council, which saw the absorption of an area covering some 100,000 hectares of land with 14,541 new residents and 6,799 new properties. The amalgamation has impacted upon our Tuakau, Port Waikato and Onewhero catchment areas, providing both challenges and opportunity in terms of ensuring the strong and positive growth of our region.

From an original idea spawned within the Tuakau & Districts Development Association (TDDA) a Community Plan has been developed in collaboration with the Waikato District Council. This Community Plan contains the collective thoughts from residents in the Tuakau, Port Waikato and Onewhero catchment areas as gathered by the Tuakau & Districts Community Committee (TDCC). The TDCC had its origins at a public meeting held on 3 April 2012 convened by Waikato District Council to discuss planning for Tuakau and Districts.

The ideas articulated in this Plan have come from a wide cross section of the community, including:

- Contributions from Ideas Day public meetings in Tuakau and Port Waikato on Saturday 19 May 2012 and Onewhero on Saturday 23 June 2012;
- A local business meeting on Wednesday 18 July 2012;
- Feedback received on the Tuakau & Districts Community Plan website;
- Tuakau & Districts Facebook;
- An informal research paper from Port Waikato Residents & Ratepayers Association;
- Input sought and garnered from some of the smaller outlying rural catchments;
- Individual presentations to the Committee;
- Input from Tuakau College students;
- Local Iwi and contributions; and
- Committee members' local knowledge.

That being said, during the time of Franklin District Council there were a number of earlier projects (both Council and community initiated, including the Onewhero – Tuakau Community Board) that have undergone extensive community consultation and formulated a preferred Tuakau Town Plan 2001 - 2032, which the Tuakau & Districts Community Committee acknowledges.

The projects included:

- 'Tuakau Beyond 2000' (a paper produced by the Tuakau Development Committee in 1993);
- Report from the Tuakau Planning workshop 1997;
- Urban Growth Discussion Paper (prepared for the District Plan in 1993); and
- The Main Street programme and the Tuakau North and South Structure Plan processes, which added other dimensions to the shape of Tuakau in the future.

The Tuakau & Districts Community Committee has developed this 2012 Community Plan to provide a clear direction for the future development of Tuakau and the surrounding catchment areas, identified in the map on page 5. The Plan encapsulates our vision and path of action in making our community a better place to live, work, learn, play and invest. Now it is finalised, the Plan will be a living document and where applicable will feed into Waikato District Council work programmes for this area.

Tuakau & Districts Community Committee



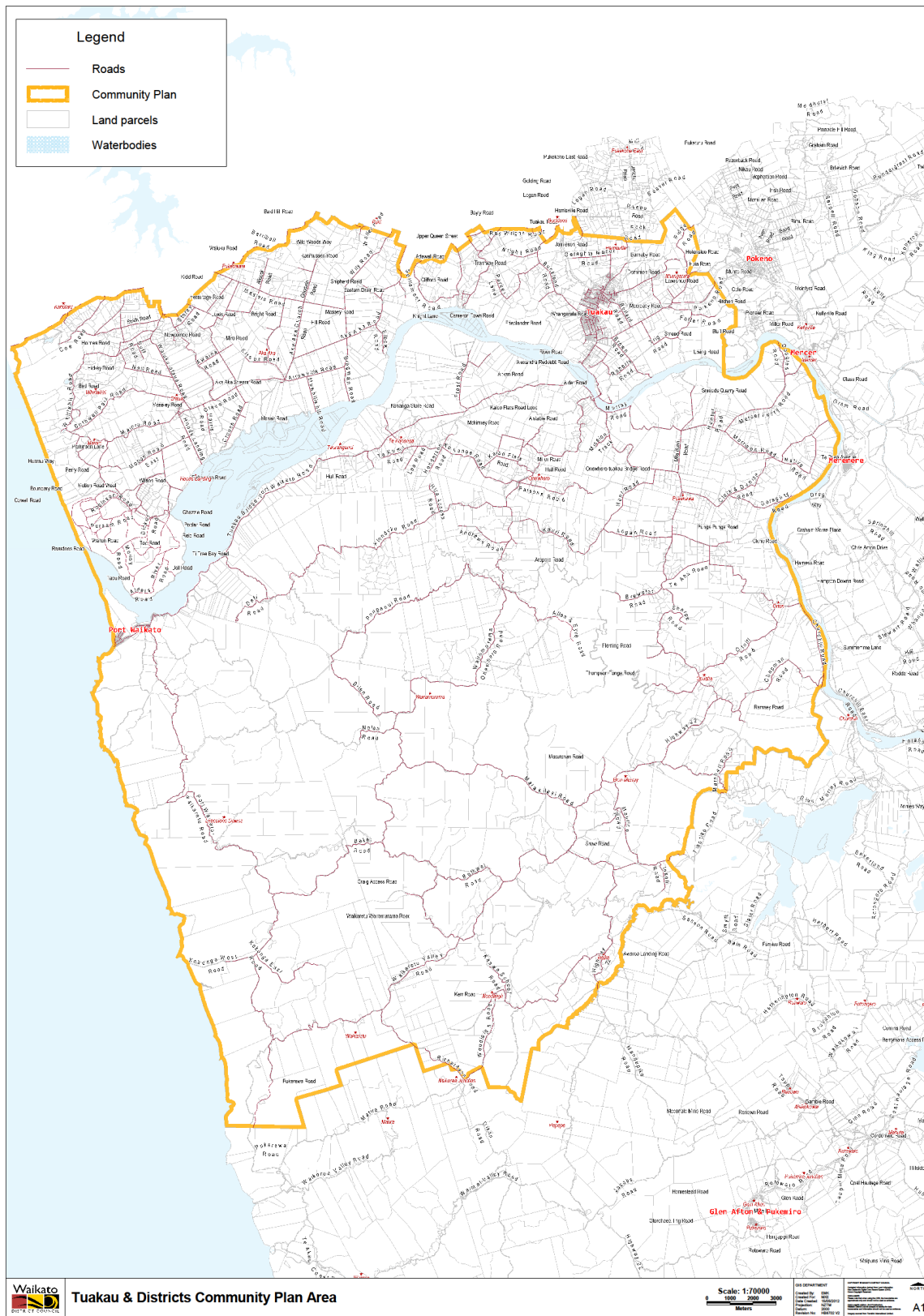
Sitting from left to right: Rosemarie Costar, Margaret Clough, Richard Gee (Chair)

Standing from left to right: Neil Young, John Mitchell, Jacqui Church (Secretary), Pat Wootton, Kandi Ngataki, Janie Flavell, Shaun Jackson

Other members absent: Bruce Cameron, Chris Betty, and Gary McGuire

Tuakau & Districts Community Plan area*

* Areas that make up the Tuakau and Districts Community Plan boundary include Aka Aka, Port Waikato, Tuakau, Wairamarama, Glen Murray, Onewhero, Pukekawa, Orton, Opuatia, Limestone Downs, Woodleigh, Naikē and Waikaretu.



History and snap shot of Tuakau & Districts

A European perspective...

Bruce Graham August 2012

Prior to 1840 and through to 1863 when the land wars ceased there was little European settlement in Tuakau other than by the River where traders stopped with supplies from Port Waikato.

In 1863, 300 soldiers of the 65th British Regiment constructed the Alexander Redoubt in Tuakau with commanding views of the Waikato River to ensure safe passage on the river and the regiment camped on what is now known as Tuakau Domain Boards. The redoubt secured safety for settlers and the Tuakau Township was built around the river and along River Road where a Church, School, Store and Hotel were established. Many members of the military were given grants of land within Tuakau in their discharge.

In February 1865 the sailing ship The Ganges arrived in Auckland with 480 passengers who had left Ireland where food was scarce and general living conditions were not good. They settled in at Onehunga Barracks before taking up land grants and moved into areas such as Tuakau where a large number of these immigrants settled. It is hard to imagine how these settlers made a living and survived with only the few possessions they brought with them. They cut flax, made railway sleepers, worked on building roads and train tracks. They farmed with small numbers of cattle, sheep, pigs and poultry, grew crops, shared and relied on each other for support with the closest doctor living in Pukekohe up until the 1920s.

With the train from Auckland going through Tuakau to Mercer in 1875 much of the town moved north adjacent to the railway where a Station was built with a Post Office attached. As a result the importing and exporting of goods within the area was much improved and so too was communication.

It is interesting to note that Tuakau School remained in River Road until a new school was built on the present site in 1923.

The first bridge over the river at Tuakau to replace the punt (boat) was built in 1903, which created a boom time for Tuakau with access for everyone to the Tuakau rail and a rural delivery service for shopkeepers.

The first stock sales in Tuakau in 1899 were operated by Alfred Buckland and Son. Large cattle and sheep fairs continued to be held in Tuakau until after World War II and the stock were being driven for most of this time by drovers on horseback. It is recorded, by the New Zealand Loan and Mercantile, that one single yarding of sheep in 1938/39 by Alfred Buckland had over 26,000 head.

The Taupiri Dairy Company had a large modern dairy factory on the banks of the river. In 1937 this was sold to Franklin Co-operative Dairy Company. The New Zealand Co-operative Company, with a railway siding running through it to load the export butter, was the biggest factory in the North, formed as the Waikato Co-operative Dairy Factory in 1971.

When the Tuakau Town Board was formed in 1914 the population was 390. Telecommunications came in 1913 with 100 telephone lines, electricity in 1924, and reticulated water in 1951 followed by the town sewerage system a few years later. Between 1950 and 1970 the population and businesses boomed. At this time the main street from Liverpool to Hall Street had the following shops; Farmers Trading Company, a chemist, men and ladies clothes shops a butcher, fish shop,

milk bar, a fruit and vegetable shop, tearooms, book and shoe shops, dentist, Hudsons Four Square, furniture shops and so on.

This was a time when there was no unemployment, dole or solo benefits and shops were only open five days a week and most families only had one car. This was all before Pukekohe had supermarkets and the likes of the Warehouse who sell a range of products. How times have changed, the dairy farms and cows are long gone. Many new homes have been built in and around the town, while over 20 local shops are now run by people who come from different cultures with a different community outlook than that of the early settlers.

While some businesses have changed, some have survived and provide for the needs of today and create employment like the Saleyards, ITM Building Supplies, Howells Engineering and others. You would have to believe Tuakau is well set up to handle future growth in whatever form it may come with its geographical position, natural gas, redeveloped hotel and motel accommodation, medical and sports facilities, schools and the River Tourist Board.



A Maaori* perspective...

* Waikato District Council indicates a long vowel sound in written Te Reo Maaori by using double vowels, for example 'Maaori'. Double vowels are the preferred standard used by Waikato-Tainui, the Iwi authority in the Waikato district and the council has adopted double vowels to acknowledge the Iwi preference.

Te Puaha o Waikato

Tuakau and its surrounding districts of Te Puaha o Waikato sit in the 'cradle' of the Maaori King Movement which was established in 1858. The lower Waikato Basin or Waikato Heads has continued to serve as a stronghold of supporters to the Maaori King Movement. Annual events of commemorative celebrations are held at local marae and as a confluence of sub-tribal gatherings.

Nga Marae

There are nine marae from the centre of Tuakau to Te Taihauauru on the West Coast. Nga-Tai-E-Rua is situated in the township of Tuakau. The name is symbolic of the relationship that Princess Te Puea Herangi of Waikato and Sir Apirana Ngata, Member of Parliament (MP) for East Coast, had working together to develop farming schemes. The name of this marae reflects that relationship and the historical genealogy ties through intertribal marriage.

Te Awamarahi is situated in the region of Te Kohanga. They hold a Poukai which is commemorative of the Coronation of King Te Rata Mahuta, the fourth Maaori King. The carved ancestral meeting house is named for the 'legacies or sayings' of Te Puea, 'Te Ohaaki a Te Puea'.

Te Kotahitanga sits on the hilltop of Ngati Tahinga and is well known as the pa of Kukutai. The papakainga of Tikirahi looks down on the Waikato Awa (River) surrounded by ancestors who have journeyed beyond the veil. Tauranganui: *the great landing (of the many canoes)* was a place during Waikato's 'Golden Years' of the 1800s where produce would be transported by canoe to the marae where boats would uplift these and carry to ships moored at the gateway to the Tasman Sea, 'Te Wahapu o te Awa' - 'The mouth of the River'. They hold a Poukai which is commemorative of the Coronation of King Mahuta the third Maaori King.

Across from the papakainga of Pakau, the waterfall is known for the story of the great bird of Ueoneone and the twin sisters Reitu and Reipae. Oraeroa is the last of the river marae situated near the Waikato Awa entrance. On to the coastal regions are the marae of Weraroa and Pukerewa.

Te Winika

Te Winika, a carved ancestral canoe, was built at Waimate near the Waikato Heads. Its construction began in the 1830s and was not completed until the mid 1840s. In 1845 Te Winika was 'summoned' by Potatau te Wherowhero, paramount chief of Waikato, later to be installed as the first Maaori King to defend Auckland against a possible attack. This did not occur and so Te Winika remained on the Waikato River.

The 1860s saw the advent of the land wars and scourge of Waikato. Many of Te Winika's fittings, gunnels, bow, stern and strake carvings were disposed of. With the central hull lodged in the mud, it remained there for over a hundred years. In 1930, Princess Te Puea Herangi resolved to take it to Turangawaewae, Ngaruawahia to have it restored. By 1938 the restoration of Te Winika was completed.

Snapshot of Onewhero and its catchment...

Onewhero provides a unique blend of rural lifestyle coupled with strong community values and interests.

Onewhero hosts its own drama club (Onewhero Society of the Performing Arts or OSPA) and a Rugby Club which caters for Under 6's right through to premier grade. It has an area school whose academic record has placed it in high demand, a volunteer fire brigade and the Onewhero Domain, which currently hosts a variety of sports clubs. The Domain Board is in the process of further developing this area.

The contour of the district ranges from the lush dairy pastures of the Kaipo Flats to the magnificent and spectacular limestone hills of Wairamarama. The land of the district offers a range of diverse opportunities – predominantly dairying, sheep and beef farming and horticulture. In particular, market gardening is featuring more and more in the district's economy. The nearest retail centre for these rural communities is Tuakau.

Snapshot of Tuakau and its catchment...

The Tuakau and Districts area in 2012 is a location yearning to break out of its past, searching for a lifestyle blend with employment opportunities and trying to find its identity within the Waikato/Auckland city mix. A unique place with character, history and friendly people who enjoy visitors to the area. The future looks bright as land becomes available for new homes and businesses. A great place to have family fun. A community wanting to establish direction and preserve its uniqueness in farming, horticulture and residential success.

There are lots of opportunities in Tuakau and Districts as we are a welcoming and hospitable area where 'Pot Luck' means sharing your wealth of food, thoughts, time, knowledge and values within a diverse and dynamic community. Our lifestyles are affordable, we celebrate diversity and in our differences of rural and urban mix are our strengths of acceptance and pro-activeness. We cherish our heritage and country lifestyles while seeking and growing in this ever changing and dynamic environment.

The values of respect and support, independence and self-responsibility have formed a strong and rigorous community which attracts a varied selection of people to settle in the area. Our proximity to the Waikato River and many rural lifestyles encourages an active outdoor life where the communities appreciate, respect and safeguard their environments for commercial, farming and recreational use. Tuakau and Districts is a collaborative community supporting both rural and urban lifestyles working towards developing a cohesive and safe region where families can live, work and play while nurturing their family and children.

Snapshot of Port Waikato...

It is worth noting that Port Waikato is a small west coast beach side village, and that as such, its natural wild charm and water resource should be retained where possible. The water resource is a core asset to the Port Waikato Community not only for food but also for its wide recreational benefits. It is the life blood of the town and the quintessential reason why most people live in and visit Port Waikato.

The ideas put forward by Port Waikato residents are not intended to turn the village into a typical modern urban setting, but rather to make sure the basic amenities and infrastructure that will provide for the future health and safety of the residents is acknowledged and planned for by the Council.

The permanent population of Port Waikato and the number of 'weekenders' will probably not increase dramatically over the next 30 years. There is only one undeveloped subdivision and a few sections left within the village precinct. Unless future re-zoning is done to allow more dwellings the Port will remain much as it is into the future.

The number of rented dwellings in Port Waikato has reduced dramatically over the past decade. The number of permanent residents has increased, several new dwellings have been built and many 'baches' renovated to become permanent homes. Many other baches have been renovated and upgraded also, through the trend for Aucklanders to buy the relatively affordable Port Waikato beachside properties as holiday homes within an hour of the City.

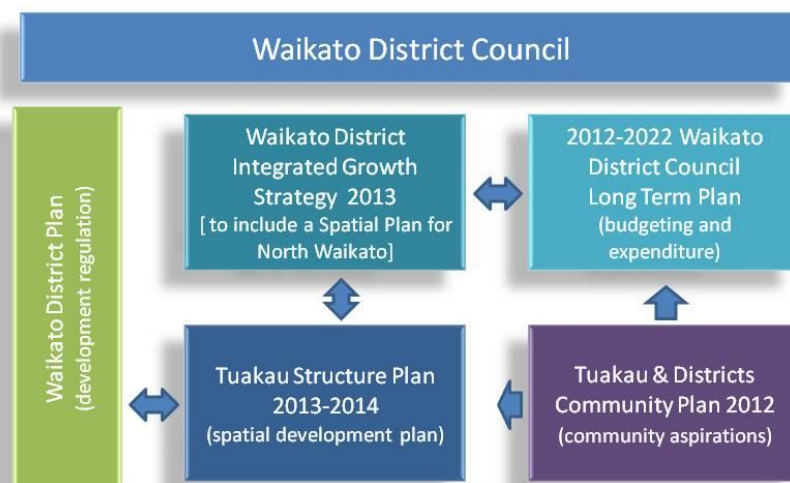
However, there is and will continue to be significant growth in the amount of tourists and day visitors to Port Waikato as the regions' population grows. This places increased pressures on the underdeveloped infrastructure to the point where the community is concerned for public safety and security in the near future.

Although the population growth may be minimal, as the once simple DIY seaside baches are upgraded the requirement for better basic infrastructure becomes a necessity. The notion that each property must be able to take care of its own sewage will not be sustainable, many properties are too small to accommodate the required new systems.

Wastewater, stormwater, reticulated water, roads and drainage, beach management and reserves will all need planning and significant funding to provide the basic infrastructure for Port Waikato residents and the large influx of tourists and visitors over the next decade.

A significant step in attaining the future outcomes for Port Waikato will be to develop a structure/spatial plan for Tuakau and the North Waikato area that encompasses all the likely future council funded infrastructure and maintenance requirements.

A plan for Tuakau & Districts



Community Outcomes

In the first part of 2011, Waikato District Council asked residents throughout the district what they wanted their communities to be like in the future as part of the review of our district's community outcomes. As a result of consultation five community outcomes were developed, these have informed priorities identified in this plan.

Accessible Waikato

A district where the community's access to transport infrastructure and technology meets its needs

Sustainable Waikato

A district where growth is managed effectively and natural resources are protected and developed for future generations

Thriving Waikato

The council's processes encourage the continuity of existing businesses and the establishment of new businesses and industry

Healthy Waikato

A district with services and activities that promote a healthy community

Safe Waikato

A district where people feel safe and supported within their communities

Top project priorities *

**The list will be revised on a regular basis upon completion of these projects*

As part of the development of the 2012-2022 Long Term Plan (LTP) Community Boards and Committees were invited to a workshop to understand the wider issues facing the district over the next ten years. One of the outputs of the workshops was the LTP Priority Project List which was provided for the Boards and Committees to specify their top three priorities from their respective community plans for consideration in the LTP and in the Annual Plan reviews.

While the Tuakau & Districts Community Committee was not formed at the time of collating the LTP Priority List, the Committee have identified key projects for each area the communities would like to see completed within the life of the 2012-2022 LTP with the help of the council.

They are:

Tuakau

1. Transport hub – rail/bus/taxis
2. Beautify and Futureproof the entrances to town
3. St John Ambulance – establishment of an ambulance and station
4. Protection and promotion of industrial land and productive employment

Port Waikato

In view of the council's plans to develop a structure/spatial plan for Tuakau and North Waikato these are our top 5 priorities:

1. Footpath on one side of the road: Maunsell, Oceanview & Centreway Roads
2. Historic protection and maintenance of the Wharf
3. Funding for Sunset Beach Surf Life Saving during the peak summer months
4. Establishment of storm and wastewater infrastructure
5. Upgrade for the Sunset Beach carparks

Onewhero

1. Domain
2. Roding
3. Protection of productive rural land

Transportation & roading network

Links to an **Accessible** Waikato

- A district where the community's access to transport infrastructure and technology meets its needs

We would like to develop a central transport service centre for local buses and intercity buses, trains, taxis and tourist services within the Tuakau Township. A local transportation service to Port Waikato, Onewhero and Pukekohe is a priority. We would also like to see a commuter rail service between Auckland and Hamilton in the future.

The Tuakau Bridge is not only an important structure connecting our communities within the Tuakau and Districts area, it is an iconic feature of the landscape, which requires regular maintenance to ensure its long life as a focal point within the Tuakau and Districts area.

Key priorities for Tuakau and its catchment...

1. Creation of a Transport Hub
2. Tuakau Bridge
3. Motorway connectivity

1. Transport Hub

What: Through this process and a separate petition of 3,000 signatures submitted to Waikato District Council and Central Government there was very strong support for obtaining a train service in Tuakau. There is also support to create an area for a Park and Ride terminal with a taxi rank situated in the Dominion and Ryder Road area where there is an existing rail line and Council owned land.

Why: The rail would bring a number of benefits to our district aside from convenience. It would encourage large business to the new industrial area by way of providing low cost staff travel, provide opportunity for tourism by way of access to the proposed multi-use trail to the Waikato River. The transport hub would also have substantial effect upon our residential growth as most of the people moving to our district are commuters and this would provide them with alternative options.

Who: As this is a large scale project we need support from many sectors of the community. The key stakeholders would be Waikato District Council, Kiwi Rail MaXX Trains and Auckland Council. Due to its significance this Committee would like to see a Council-led group lobbying for the rail.

2. Tuakau Bridge

What: Recognition of the strategic importance and iconic status of the Tuakau Bridge.

Why: The Tuakau Bridge is not only one of the most important structures connecting our communities with Tuakau and beyond, it is considered to be an iconic part of the landscape. Structural integrity, regular maintenance including painting and plans for future proofing this connection will need to be considered in any strategic planning in this part of the district. In the event of a new bridge becoming a necessity the old bridge should remain in place as a visual icon.

Who: Key stakeholders include Waikato District Council and New Zealand Transport Agency.



3. Motorway connectivity

What: Modern needs demand good connections to Main arterial routes and can make an area desirable and efficient.

Why: We need to ensure there is good connectivity through Pokeno and Harrisville and to look at the possibility of a Dominion Road extension. With the rezoning of the Tuakau Industrial Park there will be a general increase in heavy vehicle traffic movements in Tuakau. We need to ensure that heavy traffic can get to the motorway without having a negative impact upon residents or businesses. Our town is also becoming populated by commuters to Auckland and having a good link to the motorway will encourage more growth for the town.

Who: Key stakeholders include residents, Waikato District Council and the New Zealand Land Transport Agency.

Key priorities for Onewhero and its catchment...

1. Tuakau Bridge
2. Roads
3. Highway 22

1. Tuakau Bridge

What: Maintenance and protection of the Tuakau Bridge.

Why: The Tuakau Bridge is not only one of the most important structures connecting our communities with Tuakau and beyond it is considered to be an iconic part of the landscape. Structural integrity, regular maintenance including painting and plans for future proofing this connection will need to be considered in any strategic planning in this part of the district. In the event of a new bridge becoming a necessity the old bridge should remain in place as a visual icon.

Who: Key stakeholders include Waikato District Council and New Zealand Transport Agency.

2. Roads

What: Well maintained all weather roads.

Why: For the safe transportation of people, livestock and produce. Well maintained roads also leave a good first and lasting impression with tourists.

Who: Waikato District Council.

3. Highway 22

What: Stop the closure of Highway 22 for car rallies.

Why: Highway 22 is a main arterial route servicing the productive rural sector. Closure of this road is not practical as residents only have one entry/exit route. Alternative routes are not realistically viable.

Who: Rally New Zealand, residents and Waikato District Council.

Key priorities for Port Waikato and its catchment...

1. Footpaths
2. Tuakau Bridge Road
3. Sunset Beach carpark

1. Footpaths

What: Establish footpaths and maintain road networks within the residential area of Port Waikato.

Why: There is a need for a footpath on at least one side of every street to offer safe walking for pedestrians. There are no footpaths on some Port Waikato streets and this is creating some unsafe practices with school children having to walk on open roads to access the Waikato River, Maraetai Bay and Sunset Beach.

Who: Residents and Waikato District Council.

Key priorities for Port Waikato and its catchment...

2. Tuakau Bridge Road

What: Ongoing maintenance of the Port Waikato Tuakau Bridge Road as it is the main access route to the Port and beyond.

Why: Constant maintenance is required to keep the road open and in good repair.

Who: Waikato District Council.

3. Sunset Beach carpark

What: The sand hills in front of the carpark requires pile stabilisation to protect the carpark, surf club, houses and store.

Why: This area is at risk of complete erosion.

Who: Waikato District Council, Waikato Regional Council and the Community.

General ideas from the community catchments...

- **Reinstatement of the Tuakau Train Station and passenger rail services**
- **Train to Hamilton**
- **Tuakau bridge** (structural safety – future proofing)
- **Paint Tuakau bridge** (maintenance and repairs)
- **Future expansion of the Tuakau bridge**
- **A safe walking and/or cycling track attached to the Tuakau bridge**
- **Buses**
- **Transport from rural areas to train station** (Tuakau is the transport hub)
- **Bus shelters**
- **Bypass truck thoroughfare through Whangarata Road to motorway**
- **Better signage for trucks to stay out of Tuakau**
- **The speed limit on Whangarata Road should be reviewed on an annual basis**
- **Make the roads wider**
- **Maintain existing road infrastructure**
- **More roading upkeep**

Specific ideas from Tuakau and its catchment...

- **Improve connectivity to the motorway**
- **Disabled car parks and more parking spaces**
- **Pedestrian crossing** (safe crossing at the library)
- **Install a roundabout at the Hotel intersection and Jellicoe and Madil Streets**
- **Improve access between main street and ring road car parks**
- **Diagonal reverse parking in the town centre**

Specific ideas from Port Waikato and its catchment...

- **Boat and pedestrian access for Sunset Beach**
- **Maunsell Road request speed bumps**
- **Oceanview Road and Centreway** (speed bump to be installed near Surf Club)
- **Mini bus to Port Waikato, Aka Aka, Pukekawa and Onewhero**
- **Provide a safety barrier for fishermen from vehicles at Quarry Point and/or warning signs**
- **Carpark , pedestrian and vehicle access for Sunset Beach and seal the lower carpark at the beach**
- **Better road signs at Port Waikato pointing to beach and township** (too many tourists getting lost)
- **Put footpaths on one side all the way to Sunset Beach**
- **Cycleway/trail for the Road to the Port from Tuakau**

Specific ideas from Onewhero and its catchment...

- **Mini bus to Port Waikato, Aka Aka, Pukekawa and Onewhero**
- **Fix road bumps before the bridge coming from the Port**
- **More public transport to and from Port Waikato**
- **Trains to Pukekohe in the weekends and trains to Tuakau**
- **Trains at Tuakau**

Specific ideas from Onewhero and its catchment...

- **Keep Tuakau bridge safe**
- **Highway 22 is a main thoroughfare for the area** (please stop the closure of Highway 22 for rallies)

Leisure recreation, lifestyle, parks & reserves

Links to a **Thriving & Healthy** Waikato

- The council's processes encourage the continuity of existing businesses and the establishment of new businesses and industry
- A district with services and activities that promote a healthy community

We want to maintain and preserve the unique Rural/Urban balance of the area and encourage the use and development of natural environments as a focus.

The horticulture and farming sector should be preserved to retain employment and to maintain the rural character of the community.

We need to be cognisant of the rapid development in technology and how the web, internet and future social media tools can be used for the benefit of all.

We want to preserve what we have and expand the use and facilities available to encourage more people to use them.

Key priorities for Tuakau and its catchment...

1. Lightbody Reserve
2. Multi-use recreational trails

1. Lightbody Reserve

What: Create a new sports recreation complex, replacing the existing buildings at the reserve.

Why: The current buildings are run down and require significant repairs. There is a need for a community facility that is open 7 days per week for all members of the community to utilise.

Who: This is a Community and Waikato District Council partnership.

2. Multi-use recreational trails

What: Establish multi-recreational trails that allow for horse, cycle and pedestrian use in a safe environment to be enjoyed at leisure.

Why: The trails facilitate preservation of the natural amenity of the district and allow all sectors of the community to participate in physical activity and enjoy a healthy lifestyle.

Who: A partnership between all interest groups.

Key priorities for Onewhero and its catchment...

1. Public toilets
2. Targeted rate
3. Maintenance

1. Public toilets

What: We would like public toilets at the Domain.

Why: The Onewhero Domain is a widely used facility with a vast catchment area. It incorporates squash, rugby, tennis, touch rugby, bowling and pony clubs. The Domain is situated in the 'heart of Onewhero' and the Rugby Club also doubles as a social and community meeting place. Currently all users of the Domain rely on either the tennis or rugby club to be open to use the toilets.

Who: Waikato District Council and the Community.

2. Targeted rate

What: Introduce a targeted rate for the Onewhero Domain.

Why: To allow for further development of the Domain and also for ease of management.

Who: Key stakeholders include Waikato District Council, Onewhero-Tuakau Community Board, Recreational Reserve Committee and the Community.

3. Maintenance

What: Consistent mowing of the District Hall grounds.

Why: This will enhance the whole district by having well maintained and presented community buildings. It will also instil a sense of pride in the community.

Who: Key stakeholders include Waikato District Council and Community.

Key priorities for Port Waikato and its catchment...

1. Albie Phillips Reserve
2. Clear walking tracks
3. Safe family areas

Key priorities for Port Waikato and its catchment...

1. Albie Phillips Reserve

What: Improve the existing facilities and upgrade the grounds at Albie Phillips Reserve.

Why: There is a growing need for groups within the community to have facilities of a certain standard to carry out their sporting activities.

Who: Waikato District Council and the Community.

2. Clear walking tracks

What: Clear the established walking tracks around Port Waikato and above Sunset Beach.

Why: The walking tracks are overgrown and can be unsafe, when maintained they add to the natural amenity of the area.

Who: The Community, Department of Conservation and Waikato District Council.

3. Safe family areas

What: Establish a Skate / Bike park area and create a positive and safe play area for family and youth.

Why: There is a need within the Port Waikato community for a safe place for families and youth in the area to gather promoting a healthy and happy community.

Who: The Community and Waikato District Council.

General ideas from the community catchments...

- **Wireless internet /free Wifi in town**
- **Investigate a curfew for teenagers**
- **More community based events**
- **Citizen Advice Bureau**
- **Community Law Centre/Support Centre**
- **Climbing park**
- **Flying fox/longer flying fox**
- **More BBQs areas and tables in parks**
- **Link parks and opens spaces**

General ideas from the community catchments...

- **Walking cycling track**
- **Walking cycle trail along railway lines/ rail cycle track**
- **Establish multi-use recreational trails, which include horse riding trails**
- **Link waterside cycle track from Tuakau to Mercer**
- **Disabled access to all park facilities**
- **Waterski Club at park**
- **Adventure course**
- **More Maaori arts displayed in the reserves**
- **Safety for the users of rural roads e.g. walkers, joggers, horseback-riders and cyclists**

Specific ideas from Tuakau and its catchment...

- **Steam train for Christmas Parade**
- **Tuakau is terrific** (as a slogan)
- **Street market day**
- **More live music**
- **More murals**
- **Establish farmers markets**
- **Art fairs for kids**
- **BMX track/bike park**
- **Skate park/bigger skate park**
- **Move sales yards to River Road** (turn sales yards into a recreation park)
- **Connect Centennial Park downstream to Lightbody Reserve**
- **Remove/replace the tennis court fence**

Specific ideas from Port Waikato and its catchment...

- **Cobourne Reserve** (maintenance and planting)
- **Maraetai Bay** (BBQs and BBQ areas and improved public facilities)
- **Albert Philips Memorial Park** (improve existing facilities and upgrade grounds)
- **Albert Philips Memorial Park Reserve** (upgrade tennis court/realign the court from north to south to reduce sun glare and maintenance for the library building, hand ball wall)
- **Long term wish for the Albert Philips Memorial Park:** To feature grounds for rugby, soccer, touch, cricket (artificial turf wicket). At the seaward end a pavilion that contains catering, training and toilet/changing facilities and a full indoor basketball court with mobile stand seating and the building capable of allowing for use by music, drama and speciality groups – a facility comparable with the Auckland Showgrounds.
- **BMX track/bike park**
- **Skate park**
- **Walking track south from Sunset beach along seaward ridgeline** (sign posted with steps where necessary and seating)
- **Clear walking tracks e.g. up hill above Sunset Cliff**

Specific ideas from Onewhero and its catchment...

- **Allow the recreational reserve committee to run the Domain** (with funds collected from Targeted rate)
- **Public toilets and skate park for the Domain**

Specific idea from Aka Aka and its catchment...

- **Improve security at the Elbow reserve**

Specific idea from Pukekawa and its catchment...

- **Upgrade the tennis courts**

Schools & education

The future of our young people is in the hands of our community. Our schools are vibrant places where high standards are instilled into students of all ages. Schools will continue to deliver modern up-to-date educational programmes and interact effectively with the community to ensure what they are teaching and doing is relevant to a constantly changing world. Encouragement is to be given to developing education of all types and the recognition of achievement across the whole spectrum of academic, sport, cultural and social strands.

Key priorities for all of the catchment areas...

1. Community partnerships
2. Cultural understanding and heritage
3. Identity
4. Provision outside the school
5. Modern technologies

1. Community partnerships

What: Cement strong relationships between local businesses and industries with the local schools.

Why: To ensure a seamless education system with an effective transition from school to work, which will place an emphasis on a locally developed curriculum, allowing local students to study business and industry in their district.

Who: Local schools, industry leaders, business leaders and families in the Tuakau and Districts area.

2. Cultural understanding and heritage

What: The roll out of a locally based curriculum focussed on local communities so everyone understands the history and the cultural make-up of the areas they live in.

Why: To ensure students appreciate the diversity of the people in the district, understand the significance of the area they live in and form positive relationships with local marae, museums and other service groups within the community.

Who: Local marae, historians and teachers.

3. Identity

What: Develop a sense of identity and pride so there is a commitment by students to their local immediate community.

Why: All schools face competition from schools both within and outside our area. By developing a local sense of identity and pride each school can ensure that local students go to their local schools. This means stable rolls for schools and optimum achievement for students.

Who: Local schools and families in the Tuakau and Districts area.

4. Provision outside the school

What: Schools are opened for a limited time. The facilities and expertise the schools can provide outside of school hours should be utilised.

Why: To provide support for service and sport clubs to operate for the benefit of the youth in the community and keep the students in the community they reside.

Who: Local schools.

5. Modern technologies

What: Provide information technology platform in towns and districts to families and students so they can access information for educational purposes.

Why: To increase the achievement of students and families in our area.

Who: Local schools and families in the Tuakau and Districts area.

General ideas from the community catchments...

- **More holiday programmes**
- **Purposeful activities for youth**
- **Fun days**
- **Preventative healthcare programmes in homes and schools**
- **Afterschool homework centres**
- **Kip McGrath** (or other facility to assist in English, Maths etc)

Community initiatives

Links to a **Healthy & Safe** Waikato

- A district with services and activities that promote a healthy community
- A district where people feel safe and supported within their communities

We would like to develop and encourage the use of a central web based resource to help our community groups find each other and engage with one another. We believe that the participation of community members young and old is vital to the vibrancy of our Rural and Urban areas.

Establishing Civil Defence and Citizen Advice centres could be done in conjunction with the establishment of a central transport centre.

As a community we see value in continuing to work with the Police and other community organisations such as Anti Graffiti and Community Patrols.

Key priorities for Tuakau and its catchment...

1. Citizens Advice Bureau
2. Community interaction and events

1. Citizens Advice Bureau

What: A resource for the whole district detailing where to get help.

Why: As the new district council boundaries separate us from Pukekohe there is a need for an area specific resource detailing where to get help.

Who: Citizens Advice and community volunteers.

2. Community interaction and events

What: Encourage community interaction and develop a greater sense of community.

Why: To get all members of the community interacting and participating together.

Who: The Community and Town Manager and Events coordinator

Key priority for Port Waikato and its catchment...

1. Civil Defence
2. Signage

Key priority for Port Waikato and its catchment...

1. Civil Defence

What: Allocate budget to fund a Civil Defence Plan for and Centre at Port Waikato.

Why: The closest Civil Defence Centre is situated in Te Kohanga which is approximately 14 kilometres away. This situation is unsustainable in terms of coping with a civil defence emergency in the Port Waikato and catchment area.

Who: Waikato District Council, the Waikato Civil Defence Emergency Group and the Community.

2. Signage

What: Upgrade water safety signage in and around the area.

Why: Visitors to the area tend to be uninformed and ill-equipped for the dangers of the river and West Coast. Improved signage concerning the dangers associated with the river and coast would help contribute to visitor and tourist safety.

Who: Surf Lifesaving, Waikato Regional Council, Waikato District Council and the Community.

Key priority for Onewhero and its catchment...

1. Community Constable

What: To have a rural community constable for the area.

Why: To provide a sense of security and support for isolated rural areas and to liaise with communities on current issues.

Who: New Zealand Police and the Community.

General ideas from the community catchments...

- **Kaumatua adult to youth mind body and soul**
- **More use of retirees**
- **More council ties with the community**
- **More links to the district**
- **Listings of clubs and groups**
- **Tuakau website**
- **Community administrator/secretary for all community groups**

General ideas from the community catchments...

- **Community work co-ordinator to encourage voluntary work**
- **Welcome pack for every new person in town**
- **Art board**
- **Coordinate with WDC and the TDDA**
- **Website carpooling initiative**
- **Create a database of all community organisations** (to be made available online)
- **Set up a Te Puaha Marae website** (to enable bookings, notices to be placed)

Specific ideas from Port Waikato and its catchment...

- **Budget to support the establishment of a Civil Defence centre in Port Waikato**
- **Provide more education/information and signage on water safety** (the risks/safety implications associated with the water both river and sea)

Specific idea from Onewhero and its catchment...

- **Community constable**



Community facilities

Links to a **Healthy** Waikato

-The community has access to quality recreation and leisure facilities

Facilities such as parks, kid theme parks and playgrounds, cycle tracks, horse trails and walking tracks should become part of the community landscape making it easier for our residents to live in the area.

Key priorities for Tuakau and its catchment...

1. Ambulance Station
2. Sports facilities
3. Library

1. Ambulance Station

What: Establishment of an Ambulance Station and vehicle for Tuakau and its catchment.

Why: Lives depend on the prompt arrival and immediate care of medical professionals. There is a vast area to service from Tuakau. Pukekohe Accident & Emergency have reduced their opening hours, which means emergencies after 8pm need to travel to Papakura or Manurewa - preservation of life.

Who: St John, local first response teams, the Community.

2. Sports facilities

What: A combined sports and recreation centre complete with a pool and gym.

Why: Centralising facilities, share running costs with multi-code use provide for a rapidly increasing population and for socialising and providing a sense of community.

Who: All sports codes, Youth Groups, Counties Manukau Sport and Waikato District Council.



Key priorities for Tuakau and its catchment...

3. Library

What: A large library complete with internet and computer access, I-Site and Citizens Advice Bureau.

Why: We are not currently catering for our population. We need more technology available. The community will benefit from education and having a central contact point for meeting and information.

Who: Waikato District Council, Tourism businesses, local clubs, groups, churches etc.

Key priorities for Port Waikato and its catchment...

1. Fire Station and vehicle
2. Multi-functional facility
3. Carparking at Sunset Beach

1. Fire Station and vehicle

What: Establishment of a new Fire Station and vehicle for Port Waikato and its catchment.

Why: The provision of a larger station to house appliances and an additional vehicle would enable the fire brigade to be able to respond to emergencies more efficiently.

Who: Fire Brigade and the Community.

2. Multi-functional facility

What: Establishment of a multi-functional facility that could be utilised as a museum/information centre and community meeting place.

Why: Port Waikato is an interconnected community with many active groups who require a place to meet. The Port is also an important tourist destination which provides many unique services and activities which require facilities to accommodate the mobile population. A multi-functional facility that could accommodate tourist and community activities, house historic artefacts from the area and provide tourist information would provide a central meeting place in which the village could thrive.

3. Car parking at Sunset Beach

What: The provision of safe carparking, pedestrian and vehicle access at Sunset Beach.

Why: The current carpark at Sunset Beach is unsafe and not able to be used.

Who: Waikato District Council, Sunset Beach Surf Club and the Community.



Key priorities for Onewhero and its catchment...

1. Development of the Domain
2. Beautification of the Domain
3. Assistance to maintain District Halls and their grounds
4. Pukekohe Library

1. Development of Domain

What: Further develop the Onewhero Domain to include a children's playground, public toilets, a grandstand, walking tracks and improved carparking.

Why: The Domain is a widely used facility with a vast catchment area. It incorporates squash, rugby, tennis, touch rugby, bowling and pony clubs. The Domain is situated in the 'heart of Onewhero' and the Rugby Club also doubles as a social and community meeting place.

Who: Waikato District Council, Sport Clubs and the Community.

2. Beautification of the Domain

What: Beautify the Domain area with more native plantings.

Why: To make the Domain an attractive place where people like to visit.

Who: Waikato District Council and the Community.

3. District Halls

What: Council to provide assistance to maintain our district halls and their grounds.

Why: This will enhance the whole district by having well maintained and presented community buildings. It will also instill a sense of pride in the community.

Who: The Community and Waikato District Council.

Key priorities for Onewhero and its catchment...

4. Pukekohe Library

What: To have a reciprocal arrangement with Pukekohe Library.

Why: Pukekohe Library will always be a more comprehensive library than Tuakau. Residents of the district have all contributed to the development and running of the Pukekohe Library via rates for many years and should not have their access cut because of changes to local government boundaries.

Who: Waikato District and Auckland City Council.

General ideas from the community catchments...

- **Provision of a Parenting Room in Tuakau CBD**
- **More computers in the library**
- **Build an ambulance station next to the fire brigade**
- **Ambulance**
- **Training ground for Fire Station**
- **Basket ball/gym/recreation centre/combined sports club facilities/ youth centre/teenagers hangout/drop in centre/kids marbles trail**
- **River playground for water sports**
- **In consultation with the community more public toilets around the district (clean)**
- **Fix and open public toilets**
- **Montessori school**
- **Upgrade schools**

Specific ideas from Tuakau and its catchment...

- **Continue to support the community garden closer to town**
- **Upgrade Lightbody Reserve buildings**
- **Community sports complex at Lightbody Reserve**
- **Upgrade town centre Central Park (for community events)**
- **Establish a Tuakau I Site** (Suggestion to convert the Museum Society building into an I Site to provide directions, identify places of interest, tourists spots etc)

Specific ideas from Tuakau and its catchment...

- **Adults and young ones playground/dinosaur/children's theme park** (family friendly)
- **Heated swimming pool/upgrade pool/keep outside pool heated**
- **Introduce free use of the pool by schools within the area with free learn to swim programmes**
- **Playground at Tuakau College**

Specific ideas from Port Waikato and its catchment...

- **Museum/drop in centre**
- **Support the Port Waikato camping ground**
- **Port Waikato Wharf** – is an iconic and practical wharf used by locals and visitors to the Port. This is one of our most important assets and facilities and requires maintenance and repairs and formal engineering report
- **Request for a cemetery/bio-organic cemetery close to the Port Waikato village**
- **Support boat ramps for the River – Port Waikato – Tuakau Bridge road** (extend the area for car & trailers to park at river ramps)
- **More recreational facilities for Port Waikato**
- **Request operational funding for Sunset Beach surf life saving club** (to maintain and provide additional life guards)
- **Dedicated space/museum** (to display historical maps and photos etc.)
- **Support the Community garden**
- **Playground developments for Port Waikato** (to include a skate park)

Specific ideas from Onewhero and its catchment...

- **Expand the Domain to include a Number 3 playing field**
- **Development of Domain area** (toilets, grandstand for rugby/soccer, walking track, beautify area with native plantings, improved car parking)
- **Grandstand at rugby club include public toilets**
- **Playground at the Domain**

Specific idea from Aka Aka and its catchment...

- **Improvements to boat ramp at Hoods landing**

Employment & business development

Links to a **Thriving** Waikato

- the Council's processes encourage the continuity of existing businesses and the establishment of new businesses and industry

Local employment and the nurturing of local business is a major priority of the community. With support from local authorities we would like to encourage growth and support structures and frameworks that will bring business and employment to the area.

We would also like to see funding for a Project Manager for the town and district to run events and support local businesses.

Key priorities for all catchment areas...

1. Reverse sensitivity
2. Encourage new business to Tuakau industrial land
3. Develop Tuakau industrial land infrastructure

1. Reverse sensitivity

What: Address reverse sensitivity issues.

Why: Reverse sensitivity is the situation that evolves when a new residential development is poorly positioned and borders existing activities such as rural, business or industrial, resulting in complaints about the pre-existing activities. In Tuakau there are two key areas that will need to be considered when planning for future residential growth:

- Existing business/industrial zoned land; and
- New business in the industrial zoned area as it develops.

Who: Existing business owners, land owners, residents and Waikato District Council.

2. Encourage new business to Tuakau industrial land

What: Recognise the importance of 140 acres of industrial land and the opportunities that this provides. Appoint a Project Manager for new business land development.

Why: There are 113.7 hectares of industrial land currently being developed in Tuakau which is significant given the shortage of industrial land in the Auckland South area, and the position of this land in relation to the 'golden triangle'. This provides significant opportunity for employment, community pride and the ability to strengthen the resilience of Tuakau and its surrounding districts. Strategic growth (attracting the right long term businesses) is key.

Who: Suggest the appointment of a Project Manager for new business land development. This person could assist in being a 'one stop shop' for industry looking to locate in the area. Waikato District Council have taken Economic Development 'in-house' and there are currently no other agencies offering this service.

Re-establish a land owner's forum to help develop relationships between business and the Council. This would ideally be done through a development agency so the person can be seen to be impartial but may need to be initiated via Council with an independent mediator.

3. Develop Tuakau industrial land infrastructure

What: Increase available infrastructure to the peripheries of zoned land so that businesses have the choice of where to locate.

Why: To encourage timely development of the zoned industrial land. Business-ready infrastructure removes roadblocks from prospective development. Making available infrastructure to peripheries of zoned land will increase the likelihood of uptake within the Tuakau area; otherwise they may choose to locate elsewhere. There are several prominent issues:

Gas supply: Although two nationally-significant gas pipes run through Tuakau, local businesses and industry are unable to access this supply. Tuakau already has a gas gate but new industry cannot establish due to the lack of volume available. We would like the Council's assistance to lobby Vector for increased supply and availability.

Waste water: We acknowledge the new sewerage line running along Whangarata and Bollard Roads. However, we believe there are restrictions between the line and the settlement ponds. We request that budget is allocated for this to be addressed in the immediate future.

Water supply: Whilst the water supply itself is not an issue, the distance to the nearest available town connection is. It would be useful to have these extended along the Bollard/Whangarata Road boundary.

Who: These are large scale projects and will need to have Waikato District Council, Waikato Regional Council, Vector Gas and the affected land owners on board.

General ideas from the community catchments...

- **Encourage business to Tuakau** (North Waikato's major town)
- **More industrial incentive for factory development**
- **Encourage tourism business growth via trails**
- **School and industry training schemes**
- **Increase opportunity for future investment**
- **More employment**

General ideas from the community catchments...

- **Make business areas more attractive to new business** (by way of a future container depot)
- **Support TDDA ideas** – use the TDDA strategic plan as key consultation for council and community plan initiatives
- **High, mid and low skilled jobs**
- **Wairua jobs economy support**
- **Maaori arts and crafts shop**
- **More shops in the town centre**
- **Run free business courses**
- **Run free Te Reo courses**
- **Computer support business in town**

Specific ideas from Tuakau and its catchment...

- **Funding for a Town Centre Manager**
- **More retail stores**
- **Possibility of becoming a new Business Improvement District (BIDS)**
- **Consider establishing a new Economic Development Trust**
- **Lobby to ensure main infrastructure (gas pipe network and contract supply) meet future requirements**



Town plans, long term planning, land use and development

Links to an **Accessible, Sustainable, Thriving, Healthy** and **Safe** Waikato

- A district where the community's access to transport infrastructure and technology meets its needs
- A district where growth is managed effectively and natural resources are protected and developed for future generations
- The council's processes encourage the continuity of existing businesses and the establishment of new businesses and industry
- A district with services and activities that promote a healthy community
- A district where people feel safe and supported within their communities

To integrate all planning to ensure delivery and continuity of all plans, to protect the district and sustainably manage the rate of growth and development, is keenly supported by our community. We want to preserve what we have now but not at the risk of turning away new residents to the area. We believe land use needs to be balanced with a sustainable mix of residential, industrial and lifestyle options to ensure development of a balanced community structure.

Key priorities for Tuakau and its catchment...

1. Spatial/structure plan
2. Review section sizes
3. Connectivity

1. Spatial/structure plan

What: Develop a Spatial/Structure Plan for Tuakau Township.

Why: We all talk of the growth coming to our district but there is very limited land available for residential growth. Whilst there are a few pockets of land left the likelihood of them being developed is small as the current market gardens that are situated within these pockets have a higher value as productive land than residential sections. Consideration needs to be given to the school zoning that the available land sits in. We have a lot of young families in our area and the lower cost of housing tends to attract such a group. The majority of the available sections are in a Decile 1 zoning whilst the decile 5 zoned areas has nothing available. This has a major effect on peoples decision where to live.

Who: The Community and Waikato District Council.

2. Review section sizes

What: Review regulation regarding section sizes.

Why: Currently regulation allows very small residential lots, some as small as 290m². Whilst it is good to provide affordable housing there is concern that it attracts developers to only provide low cost housing and not a desirable mix. There is also concern around developers being able to re-subdivide sections after a subdivision is approved. The problem with this is that the infrastructure provided is only half of what is required.

Who: The Community, Developers and Waikato District Council.

3. Connectivity

What: Create a working group to progress connections between parks, reserves and industrial/residential land for multi-use.

Why: Creating wide safe paths for walkers/cyclists to move between home and work and between recreational areas would benefit the town in many ways. There is a buffer zone between residential land and the business zone to the East adjoining Bollard Road that follows a stream bed. If there was a trail created, it would serve as a connection from the future train station to the Waikato River and join our four main Reserves. There is opportunity to plan for this while the town is still small and land is available.

Who: Waikato Regional Council, Waikato District Council and the Community Working Group.

Key priorities for Port Waikato and its catchment...

1. Coastal and rural amenity
2. Enhanced services

1. Coastal and rural amenity

What: Protect and enhance the unique coastal and rural amenity of Port Waikato and its catchment area.

Why: Port Waikato is a unique community where residents and visitors alike value the isolation and traditional ways of life in a seaside village. It is important that the integrity and the many varied values and lifestyle choices which make up this community are factored into any long term planning, land use and development.

Who: The Community (e.g. Port Waikato Residents & Ratepayers Association), Onewhero-Tuakau Community Board and Waikato District Council.

2. Enhanced services

What: Priority to upgrade existing services to landowners in the area.

Why: A significant step in attaining the future outcomes for Port Waikato will be to develop a structure/spatial plan for Tuakau and the North Waikato area that encompasses all the likely future council funded infrastructure and maintenance requirements.

Who: The Community and Waikato District Council.

Key priorities for Onewhero and its catchment...

1. Protection of rural land
2. Reverse sensitivity

1. Protection of rural land

What: To protect the right of agribusiness operators to continue their operations on rural land.

Why: For the continued economic development and viability of the district

Who: Waikato District Council, Waikato Regional Council and rural communities.

2. Reverse sensitivity

What: Address reverse sensitivity issues between rural and residential zoned areas.

Why: To maintain existing agribusiness operations for the continued economic development of the region and to ensure future changes in agribusiness systems are allowed for – for example standoff pads, feedlots, wintering barns etc.

Who: The Community and Waikato District Council

General ideas from the community catchments...

- **Plan for long term**
- **More land for houses correct zones**
- **Limit high density living**
- **Spatial plan**
- **Support Community Committee plans**
- **Address reverse sensitivity issues between industrial and residential**
- **Industrial park connection (walkway/cycleway)**

General ideas from the community catchments...

- **Elevated residential on Barnaby and Dominion Road**
- **Involve tangata whenua on any development within the region at the beginning of all projects** (not halfway or at the end)
- **WDC & WRC need to remember all Tuakau & Districts small communities** (strong smaller lifestyle areas linking the North West Waikato)
- **Protect local employment** – in the existing business and industrial zones by limiting the impact of new residential growth in its surrounding area

Specific ideas from Tuakau and its catchment...

- **Consider the relocation of the saleyards within Tuakau so CBD can grow**
- **Town link to industrial park**
- **Create Spatial Plan**

Specific ideas from Port Waikato and its catchment...

- **Ensure the rural/coastal nature of Port Waikato Township is at the forefront of any decision with respect to use, development and/or changes to the area**

Specific ideas from Onewhero and its catchment...

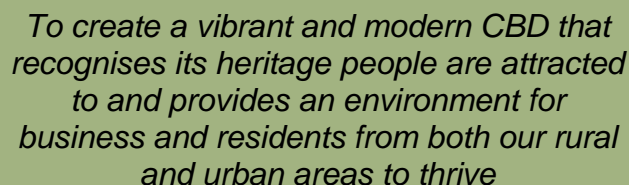
- **The right of the farmer to continue to farm productive rural land**
- **Plan for long term**

Tuakau CBD*

*The Tuakau town centre has been left as a topic in its own right as localities within the Tuakau and Districts Community Plan area such as Port Waikato, Onewhero, Aka Aka and Pukekawa would have contact with and connect to the town centre through activities such as local shopping, attendance at the high school or sporting events to name a few.

Links to a **Thriving** Waikato

- The council's processes encourage the continuity of existing businesses and the establishment of new businesses and industry



To create a vibrant and modern CBD that recognises its heritage people are attracted to and provides an environment for business and residents from both our rural and urban areas to thrive

Key priorities for Tuakau CBD

1. Upgrade the Whakapipi Bridge
2. Create an attractive entrance to Tuakau
3. Beautify George Street
4. Connectivity
5. Lighting

1. Upgrade the Whakapipi Bridge

What: Upgrade the Whakapipi Stream Bridge.

Why: At the north end of Tuakau township there is a need to upgrade the Whakapipi Bridge for two reasons:

1. Pedestrian safety.
2. This is the main entrance into the CBD and is unsightly.

This has become the first impression for visitors to our town and it must be a good one. Our understanding is that there was money allocated by the former Franklin District Council for this. Whakapipi Stream Bridge is the first impression for the majority of our tourists and our ever increasing commuter base. It is important to showcase the township in the best possible light.

Who: The Community, New Zealand Transport Agency and Waikato District Council.

2. Create an attractive entrance to Tuakau

What: Create an attractive entrance at the George Street and Buckland Road intersections.

Why: At the south end of Tuakau we need to create an attractive entrance for our rural users. At this point they choose to turn into Tuakau or carry onto Pukekohe. They are a large financial

contributor to the CBD and we need to do all we can to create an environment they would like to shop in.

Who: Key Stakeholders include the Community, New Zealand Transport Agency and Waikato District Council.

3. Beautify George Street

What: Beautify George Street by way of planting and removal of unsightly aging infrastructure.

Why: The approach to the CBD from the south along George Street is one of the highest traffic counts in Tuakau. The dated infrastructure gives the appearance of a depressed and underfunded environment. The two key pieces are the power lines and the tennis court fencing. The CBD gardens require regeneration to add green space to what currently looks like a concrete jungle. There is much comment around the lack of cleanliness of the CBD since Waikato District Council took over. Whilst in the Franklin District Council we had local residents working for the contactors and they had immense pride in keeping the area clean and all parties benefitted. It would be desirable to have the council assist the community to lobby Counties Power for the undergrounding of the power lines.

Who: Counties Power, the Community and Waikato District Council.

4. Connectivity

What: Create better connections to Liverpool and West Street carparks and shopping area.

Why: We need to ensure the long-term connectivity of the Main Street to the Ring Road carparks. Currently there are small two meter wide accessways to these areas. They have undeveloped sites adjacent to them and therefore it will never be cheaper for the Council to purchase land to widen these areas. Having wide and well lit walkways are key to people feeling secure and being happy to use them. Tuakau is unlikely to get big box retail so we need to create our own unique retail experience. Connected carparking to the Ring Road carparks and to the retail areas will facilitate this.

Who: Waikato District Council, Business and land owners.

5. Lighting

What: Improve lighting levels the length of George Street and around the intersections in the Ring Road area which include George, Liverpool and West Streets.

Why: Anti-social activity is reduced in well lit areas. CCTV footage shows people deliberately avoiding these well lit spaces to move around undetected. Shoppers feeling safe are one of the main challenges our CBD faces. To combine the lighting upgrade with the strategic placement of CCTV cameras will ensure people feel safe in and supported by their community.

Who: The Community, Tuakau and Districts Development Association, Counties Power and Waikato District Council

General ideas from the community catchments...

- **Plant palms the entire length of George Street**
- **Plant sustainable trees along the main street**
- **Entertainment centre/Band rotunda in the main street**
- **Town focus**
- **Paint shopping complex entrance**
- **Better retail options**
- **More trendy eateries**
- **Large supermarket needed**
- **More shops/more variety/better shops**
- **Zone reserve for restaurants and tourist facilities**
- **Rezone retail areas to not split by railway**
- **Limit building height to 3 storeys in CBD**
- **Encourage character architecture**
- **Replace trees in CBD**
- **Beautify George Street**
- **Upgrade the northern and southern town entrances**
- **Beautify/enhance the entrance from the south to attract people to shop there**
- **Tourism on river (like Tirau)**
- **Unique playground in main shopping area/crazy toilets**
- **Reward cards for Tuakau shopping**
- **Cleaner main street**

General ideas from the community catchments...

- **Re-employ local people**
- **Seven day shopping**
- **Keep Tuakau shoppers in Tuakau**
- **Internet café**
- **Access walkways – Ring Roads to George Street**
- **Installation of roundabouts**
- **Move charity clothes bins – to a more discreet location and provide more capacity**



Heritage, culture & tourism

Links to a **Thriving** Waikato

- The diversity of the district's people and culture is recognised and the protection and preservation of cultural and natural heritage sites is encouraged
- The council's processes encourage the continuity of existing businesses and the establishment of new businesses and industry

To protect the heritage we have for our future generations, celebrate the diversity of all cultures and encourage the development of tourism

Key priorities for Tuakau and its catchment...

1. Recognition of tangata whenua, pioneers and icons in the district
2. Encourage tourism and cultural excursions
3. Dual naming (Maaori and English)

1. Recognition of tangata whenua, pioneers and icons in the district

What: Recognition of Maaori Kings and Te Arikinui, Kingitanga events: Poukai, Princess Te Puea, Te Winika Waka, Reverend Waka Kukutai, Ngaa Marae o Te Puaha o Waikato, Alexander Redoubt, Sir Edmund Hillary, Waikato River, protection of the Port Waikato Wharf, protection of the Yacht and Motor Boat Club building.

Why: To encourage the people of Tuakau and Districts to be informed about the whole history and progress of the area and to empower people to become involved in the development for the benefit of everyone.

Who: The Community and local Iwi.



2. Encourage tourism and cultural excursions

What: Work with the northeast Waikato group to promote Maaori culture through Marae visits/overnight stays, hangi, kapa haka, souvenir shops, arts and raranga. Provide more excursions using the Waikato River. To encourage tourism business growth via multi-use recreational trails and develop a tourism map/radio to promote tourist spots for North Waikato. Monthly planned cultural concerts promoting cultural diversity and recognition of horticultural and farming trails.

Why: To assist Tangata Whenua and the community to initiate and develop opportunities for business development and employment by attracting more visitors to the area.

Who: Local businesses and Marae.

3. Dual naming (Maaori and English)

What: Dual naming (Maaori and English) of selected new roads within the Tuakau and Districts including better tourism signage. Dual naming would include all roads leading directly to Marae, using Maaori names when naming new roads and recognising things Maaori.

Why: Dual signage has the power to add value to the inter-relationships of the community by encouraging correct pronunciation and understanding of Maaori words.

Who: Local Iwi, local community groups, Waikato District Council and New Zealand Transport Agency.

Key priorities for Port Waikato and its catchment...

1. Improved signage
2. Promote tourist attractions
3. Historic Maaori and European sites

1. Improved signage

What: Improve the signage identifying tourist attractions within the district and to the coastal roads.

Why: To attract more tourism to the area.

Who: Local tourist operators, New Zealand Transport Agency and Waikato District Council.

2. Promote tourist attractions

What: Promotion of tourist attractions within the district via the council website.

Why: To attract more tourism to the area.

Who: The Community, local tourist operators and Waikato District Council.

3. Historic Maaori and European sites

What: Identify historic sites both Maaori and New Zealand European in an asset register.

Why: Many signatories of the Treaty of Waitangi were signed in Hui around the Port Waikato area with Reverend Maunsell. Early immigrants to New Zealand disembarked at the Port then travelled further inland along the Waikato River. Sites to protect include, but are not limited to:

The Wharf and jetty

Yacht Building (Caesar Roose Building)

Wharf Bay area

Early mission home sites.

Who: The Community, Port Waikato Historic Society and Waikato District Council.

General ideas from the community catchments...

- **Celebrate pioneers in district**
- **Recognition of Sir Edmund Hilary**
- **Encourage cultural excursions** (more use of the River)
- **Protect heritage and culture**
- **Dual naming (Maaori & Pakeha) of all roads within Tuakau** (our shops, Marae and Schools)
- **Work with Northeast Waikato Group to encourage tourism**
- **Marae stays**
- **Tourism map for Franklin North Waikato**
- **Monthly planned cultural concerts** (for visitors to bring their guests to)
- **More Maaori interactive and tourism**
- **Register to promote tourist spots with the area on the Tourism radio**
- **Series of events each month in town to attract visitors celebrating what we do**
- **Better tourism signage**
- **More use of the River**
- **Promote the view from the Alexander Redoubt** – which was once used as the Lookout for up and down the River

Specific ideas from Port Waikato and its catchment...

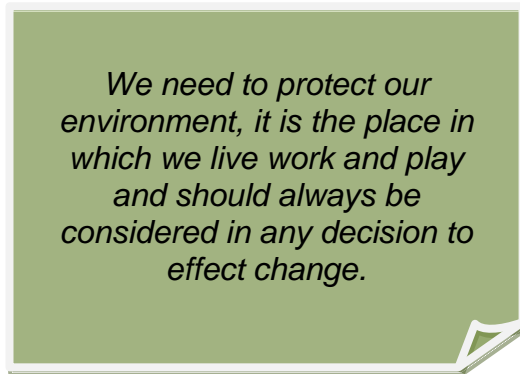
- **Protection of the Port Waikato Wharf and historic site**
- **Protection of the Yacht and Motor Boat Club building**



Environment

Links to a **Sustainable** Waikato

- The council encourages the protection of the district's natural assets, landforms, wetlands and waterways from adverse effects



Key priority for Tuakau and its catchment...

1. Sustainable development

What: Implement planning practices and principles which facilitate environmental protection and the enhancement of our Township.

Why: We want to create a town that the community enjoys living in and is safe and sustainable for all.

Who: The Community, Waikato Regional Council and Waikato District Council.

Key priorities for Port Waikato and its catchment...

1. Waikato River
2. Alexander Redoubt
3. Protection of native plant and wildlife

1. Waikato River

What: Clear out the river and tributaries to eradicate the carp population and improve waterway planting.

Why: The Waikato River is the lifeblood of the Waikato district and a natural landscape of national significance.

Who: The Community, Waikato Regional Council, Waikato District Council and the River Authority.

2. Alexander Redoubt

What: Development and enhancement of the Alexander Redoubt Reserve.

Why: The ratio of green space to current and future proposed population increases requires investment in additional reserve areas and the further development of current spaces.

Who: The Community and Waikato District Council.

3. Protection of native plant and wildlife

What: Protection of unique environments for native plant and wildlife at Port Waikato such as Dotterel breeding at the mouth of the Waikato River.

Why: To encourage endangered wildlife to stay and breed in the Port.

Who: The Community and Department of Conservation.



General ideas from the community catchments...

- **Protect the natural environment**
- **Promote view from Alexander Redoubt up and down river**
- **Ensure the coastal systems are provided for and enhanced**
- **Farming** (local farmers to be encouraged to keep roadways clean from stock effluent and dirt etc.)
- **Keep the river clean**
- **Support the River Authority and private companies to clean up the river and dredge**

General ideas from the community catchments...

- **Ensure water quality of the Waikato River is of regulatory standards**
- **Get rid of pollution caused by industry and the community**
- **No dumping cremation ashes in river**
- **Problems with over fishing**
- **Carp need eradicating from the river**
- **Promote sustainable building practices**

Infrastructure

Links to a **Healthy, Safe** and **Accessible** Waikato

- A district with services and activities that promote a healthy community
- A district where people feel safe and supported within their communities
- A district where the community's access to transport infrastructure and technology meets its needs

Residential and commercial development will require funding and resources that are future proofed for development.

Key priorities for Tuakau and its catchment...

1. Recycling/waste centres
2. Undergrounding powerlines
3. Industrial land

1. Recycling/waste centres

What: Establish a recycling/waste depot in Tuakau Township

Why: Although the main centre is well serviced by a weekly recycling service there is a large group that fall out of this area. Those that have larger quantities of recycling/waste or live outside the Town Centre have to travel to Pukekohe to dispose of it.

Who: The Community and Waikato District Council.

2. Undergrounding powerlines

What: Underground power along George Street.

Why: The current dated infrastructure inhibits the landscaping and beautification of the southern entrance to Tuakau. It would also provide an opportunity to upgrade systems ready for future growth.

Who: Counties Power and Waikato District Council.

3. Industrial land

What: Ensure industrial land is supplied with and has access to appropriate infrastructure.

Why: Much of Tuakau's industrial land has little or no infrastructure. Often the cost is not viable for one small user to access infrastructure to their site so businesses go elsewhere.

With industrial land having so many owners it is unlikely that any one individual will provide infrastructure at their own cost. The Council may need to take the role of a developer and put infrastructure in at key points to enable growth of industrial and business zoned land.

Key priorities for Port Waikato and its catchment...

1. Recycling centre sites
4. Stormwater/wastewater
5. Kerb and channelling

1. Recycling centre sites

What: Evaluation of the current and alternative recycling centre sites.

Why: If spatially planned it is unlikely that the recycling / rubbish area would have been sited at its current location of Sunset Beach. An evaluation of the current recycling sites and consideration of alternative sites would alleviate the concern around public amenity.

Who: Land owners and Waikato District Council.

2. Stormwater/wastewater

What: Upgrade of stormwater and review of wastewater infrastructure.

Why: Many properties in Port Waikato have open storm drains where roads are consistently being flooded and a lot of properties cannot accommodate the modern septic tanks.

Who: The Community and Waikato District Council.

3. Kerb and channeling

What: Upgrade kerbside channeling.

Why: There are many residential roads in Port Waikato without appropriate kerb and channeling which is exacerbating road surface flooding in the area.

Who: The Community and Waikato District Council.

General ideas from the community catchments...

- **Ensure quality water supply for drinking**
- **More rubbish bins**
- **Recycling centre** (like Extreme Waste in Raglan)
- **Maintain drainage systems**

General ideas from the community catchments...

- **More footpaths**
- **Footpath along Dominion Road** (between Westland and Whakapipi way)
- **Move charity clothes bins**
- **Underground power down George Street**
- **Free inorganic collection twice a year**
- **Consider an alternative site for recycling** (currently high visibility from the beach)
- **New collection on the sand spit/dune areas** (and through the delta)
- **Rubbish clean up along our roads and other local contracts**
- **Efficient stormwater to alleviate surface flooding**
- **Better, improved and more street lighting**
- **Trade waste – create integrated wastewater infrastructure**

Specific ideas from Port Waikato and its catchment...

- **Request for more regular recycling collections**
- **Initiate kerb side recycling**
- **Evaluation of alternative site for recycling depot**
- **Drainage for Centreway Road and parts of Maunsell Road**
- **Stormwater drainage issues in Port Waikato**
- **Kerb/channel/footpaths (on one side) for Port Waikato**

Specific ideas from Onewhero and its catchment...

- **Rubbish collection for Wairamarama**
- **Rubbish and recycling collections please**

Our values & aspirations

We believe that social responsibility is something the community as a whole needs to take part in and contribute to.

Sustainable growth

- Spatial integrity of our combined CBD / Tuakau Township, rural and industrial interfaces
- We see safety, security and pride in our town and an environment that encourages and enhances the quality of our semi-rural lifestyles as a key to our future growth

Environment

- Eco systems including people and communities
- All natural and physical resources
- Amenity values
- Social, economic aesthetic and cultural effects

Identify & enhance our natural buffer zones

- Rural, town, sale yards, horticulture, industrial and recreational areas

The use of this Plan to effect change in the future



Challenges for the district to overcome

We recognise that there will be challenges when considering what we want for the community. However we must try to consider the wants and desires of all residents within our community.

The biggest challenge is getting everyone talking to each other and respecting all the issues within the community – lets be open.

Key priority for Tuakau and its catchment...

1. Community participation

What: Foster and encourage participation and partnership between all sectors of our communities.

Why: To facilitate a collaborative approach in the realisation of the community's values and aspirations to effect change as determined in this Plan.

Who: All Community stakeholders.

Key priorities for Onewhero and its catchment...

1. Council accountability

What: More accountability needed from the Council regarding public submissions and concerns.

Why: To ensure the Community and Council are working together towards a common and mutually beneficial outcome.

Who: Waikato Regional Council, Waikato District Council and the Community.

2. Meaningful consultation

What: To ensure consultation with major stakeholders takes place before drafting a policy, plan or bylaw.

Why: To ensure council policies, plans and bylaws are mutually respected and understood, making compliance easier and administration costs lower.

Who: The Community and Waikato District Council.

Key priority for Port Waikato and its catchment...

1. Port Waikato integrity

What: Port Waikato is a unique seaside village community with a high volume of tourists and visitors to the area which requires specific infrastructure spending.

Why: To cope with the high visitor demand on infrastructure, whilst maintaining and protecting the integrity of the area.

Who: The Community and Waikato District Council.

General challenges from the community catchments...

- Lack of funding
- Open challenges and events
- Foster a climate of cooperation and racial harmony
- Acknowledge the dual partnership in the Treaty of Waitangi

Specific challenges from Port Waikato and its catchment...

- Port Waikato is a unique small isolated seaside village community but has a very high volume of tourists, visitors and school groups to the area that need to be fully considered in terms of the budget spend.

Specific challenges from Onewhero and its catchment...

- Meaningful consultation
- More accountability from the council regarding public submissions (start listening)



Reference material*

**Copies of the reference material are either available on the Council's website or can be obtained from the Tuakau & Districts Community Plan Committee.*

- **Tuakau Beyond 2000**
- **Tuakau Town Plan 2001 – 2032**
- **TDDA Strategic & Action Plan**
- **Franklin Plus 2010 – A Development Strategy for a Rural –Based Economy**
- **Ideas Day contributions – Held in Tuakau, Onewhero and Port Waikato**
- **Business meeting contributions – Held at the Tuakau Hotel**
- **Website www.communityplantuakaudistricts.org contributions**
- **Tuakau & Districts Facebook commentary**
- **PW community research & feedback paper**
- **Waikato District Council 2012-2022 Long Term Plan (LTP)**
- **Written submissions from the Port Waikato and Onewhero Residents and Rate Payers Association on the 2012-2022 draft LTP**
- **Port Waikato Residents & Ratepayers Association submissions to the Council and community research evaluations**

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