

**Ngaaruawaahia, Hopuhopu & Taupiri Structure Plan and
Ngaaruawaahia Town Centre Plan**

Summary of Consultation Feedback with Council Response

August 2024

Introduction - List of Submitter

During the four-week consultation period (15 May 2024 until 12 June 2024), the Waikato District Council received five formal email submissions (emails directed to the Strategic Planning team), 26 online submissions from the community responding to the online survey (via Shape Waikato) and 1 virtual submission (via Microsoft teams meeting)

Section	Submitter
Sub 1	Ministry of Education
Sub 2	Waikato Regional Council
Sub 3	S Upton and B Miller
Sub 4	Rudi van Dam
Sub 5	Amy and James Whetu
Sub 6	Lesley Topping
Sub 7	Rosita Barnes
Sub 8	Kurtis Parks
Sub 9	Attinder Singh
Sub 10	Shikha Parmar
Sub 11	Vikki Barton
Sub 12	Grant Howard
Sub 13	Shane Solomon
Sub 14	Rangatira Simon (Turangawaewae Trust Board)
Sub 15	Ben Tyson
Sub 16	John Brown
Sub 17	Kurtis Parks
Sub 18	Rebecca Picard
Sub 19	Andrew Wood
Sub 20	Melissa Smith (Bike Waikato)
Sub 21	Shikha Parmar
Sub 22	Reece Gerrits
Sub 23	Krystal Lee
Sub 24	Jyoti Sharma
Sub 25	Amandeep Sharma
Sub 26	Coralie Smith
Sub 27	Marae Tukere
Sub 28	Caroline Landon
Sub 29	Joseph Barton
Sub 30	Tukukino George
Sub 31	Merimeri Anania
Sub 32	John and Anna Huang

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No changes proposed
Changes to the plan recommended

Public feedback – Emails

Submitter	Sub and Point Number	Topic	Consultation Summary	Main Report Identifier	More Technical Detail	Council Response
Ministry of Education	1.1	Population Growth, Market Viability and Development Pressures	The submitter is interested in the timing, staging, quantum and type of residential growth planned within Ngaaruawaahia, Hopuhopu, & Taupiri Structure Plan / Ngaaruawaahia Town Centre Plan and seeks clarification on the adopted population projections for Ngaaruawaahia and Taupiri to inform their planning purposes.	3.1.1 and 6.1.1.	<ul style="list-style-type: none"> Main report Appendix 1 – N.H.T Structure Plan & Town Centre Plan – Economic Assessment 	Waikato District Council has improved the clarity around population and household numbers within the Main Report
	1.2	Land Use / Zoning Changes	The submitter noted that it would be beneficial to understand the capacity of the greenfield growth areas identified if this information is available.	3.1.2.1 and 6.1.2.1	<ul style="list-style-type: none"> Main Report 	Waikato District Council has provided further information to the Ministry of Education
	1.3	Micromobility	The submitter notes that the structure plan and town centre plan include several proposed projects which would assist in providing improved walking and cycling opportunities, including specific projects relating to Taupiri School. The submitter supports opportunities for safe travel to school by active modes and would appreciate opportunities to engage with this work as appropriate.	3.1.3 and 6.1.3	<ul style="list-style-type: none"> Appendix 13.2 – N.H.T Structure Plan and Town Centre Plan – Walking, Cycling & Micromobility Assessment 	Noted

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Waikato Regional Council	2.1	General: Whole of Plan	The submitter notes there is limited mention of resilience, or climate change and community resilience to climate change throughout the draft plan. While this is addressed in some of the technical appendices, the submitter recommends it be discussed further within the plan itself, to better reflect the proposed outcome.	General	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design Assessment 	Waikato District Council has included climate change principles within the Main report and Urban Design report
	2.2	General: Whole of Plan	The submitter noted that the information related to improving the quality of the natural environment could be strengthened by greater consideration of opportunities to enhance indigenous biodiversity as part of the proposed projects.	General	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design Assessment Appendix 14 – N.H.T Structure Plan and Town Centre Plan – Stormwater 	Waikato District Council has included more detail around opportunities to enhance indigenous biodiversity as part of the proposed projects.

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	2.3	Land Use / Zoning Changes Area 1 - Nga	<p>The submitter is concerned about the proposed rezoning of Area 1 to General Residential, as a significant portion of these properties are within the high-risk flood area.</p> <p>This area is also located within the WRC Waikato Central Land Drainage scheme and is therefore designed to hold ponded water for up to three days, and potentially longer when larger than designed events occur.</p> <p>The submitter noted that:</p> <ul style="list-style-type: none"> • Should development proceed in this area, management of drainage would need to be handed over from WRC to WDC. • The area contains highly productive land (as defined in Clause 3.5(7) of the National Policy Statement for Highly Productive Land 2022 (NPS-HPL)), therefore an assessment against NPS-HPL Clause 3.6 would be required at the time of any future rezoning. <p>An assessment against Policy UFD-P11, Method UFD-M49 and APP13 of Proposed WRPS Change 1 – National Policy Statement on Urban Development 2020 and Future Proof Strategy Update (Decisions version), relating to out-of-sequence and unanticipated developments, would</p>	3.1.2.1	<ul style="list-style-type: none"> • Main Report • Appendix 14 – N.H.T Structure Plan and Town Centre Plan – Stormwater 	<p>Area 1 is subject to the National Policy Statement for Highly Productive Land. A housing demand/supply assessment indicates that the parcels are not currently required for residential development to meet the demand in the short, medium or long term. The land if developed however would demonstrate better urban form based on compatibility with the surrounding land use.</p> <p>At the time of considering the zoning in the District Plan, justification will be required to meet legislative requirements. The area within the high-risk flood area is to remain General Rural Zone, with the rest proposed to be rezoned too General Residential Zone. The extent of the change is to align with the surrounding zoning and provide a more pragmatic land use pattern.</p> <p>In relation to the assessment against policy UFD-P11, the Structure Plan has undertaken a comprehensive planning analysis against the criteria, considering how the communities will cater for growth and development. For</p>

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			<p>also be required for any proposed urban rezoning of this area.</p> <p>WRPS Method HAZ-M6 directs that district plans shall control subdivision to avoid creating demand for new structures within identified high risk flood zones.</p>			<p>some growth areas identified in the Structure Plan further assessment will need to be done at the time of rezoning.</p> <p>The recommended zoning is to be aligned with the high-risk flood area (Split Zone) to avoid creating demand within a high risk flood zone.</p>
	2.4	<p>Land Use / Zoning Changes</p> <p>Area 8 – Nga</p>	<p>The Submitter noted that if Area 8 was to be rezoned for residential development, detailed flood modelling would need to be undertaken, as well as a detailed risk assessment to understand the risk and level of tolerability of different rainfall flooding events on the development. The rain on grid 1% AEP RCP6 modelling indicates this area is highly susceptible to ponding during this rainfall event and will pose a risk for any development or residents living in this location.</p> <p>This area is also located within the WRC Waikato Central Land Drainage scheme and is therefore designed to hold ponded water for up to three days, and potentially longer when larger than designed events occur. The submitter noted that:</p>	3.1.2.1	<ul style="list-style-type: none"> • Main Report • Appendix 14 – N.H.T Structure Plan and Town Centre Plan – Stormwater 	<p>Waikato District Council notes that the current structure plan provides a high-level option to mitigate up to the 100 year ARI (RCP 6) flood risk and that more detail is required ensure the risks of urbanisation and development are adequately managed and mitigated as the next stage of works for this area.</p> <p>Considering the development pressure in this catchment and the potential urbanisation of the rural drainage system Watercare are currently progressing with a consent (concept) design to provide a:</p>

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			<ul style="list-style-type: none"> • should development proceed in this area, management of drainage would need to be handed over from WRC to WDC. • Suitable mitigation actions would also need to be implemented and managed effectively, including minimum floor levels, stormwater infrastructure, ensuring development does not increase risk to nearby or downstream properties, and evacuation planning. 			<ol style="list-style-type: none"> 1. Design of a council lead stormwater catchment for Starr Road Area. 2. A toolbox of preferred Storm Water management for developers in this catchment. <p>Waikato District Council has engaged with WRC over our initial options assessment and the risks opportunities identified for the site (groundwaters, ecology) and there were discussions around Waikato District Council taking over the rural drain – we consider that this is appropriate given the urbanisation of the area.</p> <p>Waikato District Council will be seeking a comprehensive discharge consent for the stormwater mitigation solution for this area and will continue to communicate with Waikato Regional Council.</p> <p>Once the Starr Road area is complete it is likely that WSL will continue the same process for the other development areas.</p>

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	2.5	Implementation	The Submitter noted that the proposed "other projects" of improving native fauna habitat through education/interpretation and restoration of waterways and undertaking a climate risk assessment identified on Page 44 of the document are not included in the implementation table on Page 47.	3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design 	Waikato District Council has now added the appropriate proposed projects to the implementation table.
	2.6	Land Use/Zoning Changes Area 5 - Taupiri	<p>The Submitter recommend that land drainage be comprehensively considered prior to any future rezoning of Taupiri Area 5. While this area is not located within the Waikato Regional Council Waikato Central Land Drainage scheme, there is potential for flood risk of ponded rainfall flooding for this location.</p> <p>It is also noted that parts of this area comprise Land Use Capability Class 1-3 soil, therefore an assessment against the NPS-HPL will need to be undertaken at the time of any proposed future rezoning. Consideration of ecological effects will also be required for any proposed rezoning of this area.</p>	6.1.2.1	<ul style="list-style-type: none"> Main Report Appendix 14 – N.H.T Structure Plan and Town Centre Plan – Stormwater 	<p>Waikato District Council has added detail to the plan to recognise that flood hazards and land drainage will need to be considered for any future rezoning of this area.</p> <p>Area 5 is subject to the National Policy Statement for Highly Productive Land. A housing demand/supply assessment indicates that the parcels are not currently required for residential development to meet the demand in the Short, Medium or Long term. The land if developed however would demonstrate better urban form based on compatibility with the surrounding land use. The proposed FUZ is to ensure that the land is protected from inappropriate land uses</p>

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						until such time it is required. When implementing this into the District Plan, FUZ or a live zone/s will be considered depending on timing, technical evidence; inclusive of ecological effects and land drainage, and community engagement to support the Plan Variation/Plan Change.
	2.7	Land Use/Zoning Changes Area 8 - Taupiri	The submitter noted that Area 8 is currently proposed to remain as General Rural Zone, however the draft plan states that Future Urban Zone in the district plan might be appropriate in the future once further work is done to investigate the transport implications and servicing requirements. The submitter recommend that this further work should also include assessments of natural hazard risk and land drainage, as well as ecological effects. This area is located within the WRC Waikato Central Land Drainage scheme, the current LOS is not compatible with expectations of an urban environment - should development proceed in this area in the future, management of drainage would need to be handed over from	6.1.2.1	<ul style="list-style-type: none"> • Main Report • Appendix 14 – N.H.T Structure Plan and Town Centre Plan – Stormwater 	Waikato District Council has now amended notation for Area 8 to include the additional points the submitter has raised. “...work is done to investigate the transport implications, servicing requirements, <i>natural hazard risks, land drainage, and ecological effects.</i> ”

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			Waikato Regional Council to Waikato District Council.			
	2.8	Flooding	The Submitter noted that there is limited detail in the draft plan regarding the impact of flooding from the Waikato and Waipaa Rivers, aside from the identification of the high-risk flood area on the proposed land use/zoning changes maps.	3.1.3, & 6.1.3	N/a	Waikato District Council has added more detail to the plan to recognise the potential impact of flooding from the Waikato and Waipaa Rivers on the towns and future development.
	2.9	Geotechnical	The Submitter noted that the geotechnical assessment (Appendix 2) was undertaken in 2014, therefore this report may be out of date in places. The submitter noted Waikato District Council should ensure the information/recommendations being used are still applicable given changes that may have occurred in the interim such as changes to regulations and the review of the district plan. Due to the relatively high-level nature of the geotechnical assessment, the report is not of a suitable scale to rely upon at the time of any future development. Potential development in locations prone to geohazards will need to undertake a detailed site-specific geotechnical assessment.	3.1.7, & 6.1.7	<ul style="list-style-type: none"> Appendix 2 – N.H.T Structure Plan and Town Centre Plan – Geotechnical Assessment 	The intent of the Geotechnical Assessment is to provide guidance on the general suitability of the land and the starting point for engineering assessments that should accompany development proposals.
	2.10	Land Use/Zoning Changes	The Submitter recommend that the plan includes greater consideration of providing mixed-use areas close to where people live. This would improve	3.1.2, & 6.1.2	<ul style="list-style-type: none"> Main Report 	Waikato District Council have commissioned a Market Assessment to look at the commercial/retail offerings within

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			access to services and other opportunities.			Ngaaruawaahia and Taupiri and have determined that a focus needs to be placed on improving the economic core of the areas; though restricting additional zoning that would dilute the centres. Complementary to this strategic land use changes that encourages mixed use development that complement the cores of Ngaaruawaahia and Taupiri has been proposed in 3.1.2.1 & 6.1.2.1 of the Main Report. Mixed use development is also enabled through the plan provisions contained within the Proposed District Plan.
	2.11	Land Use/Zoning Changes, & Micromobility	The Submitter support urban intensification and infill within the existing urban environment. A compact urban form provides the conditions to support alternative modes of transport, such as walking and cycling. A compact urban form also supports the viability of public transport services.	3.1.2, 3.1.3, 6.1.2, & 6.1.3	<ul style="list-style-type: none"> • Main Report • Appendix 13.2 – N.H.T Structure Plan and Town Centre Plan – Walking, Cycling & Micromobility Assessment 	Noted
	2.12	Micromobility	The Submitter support the proposed improved connectivity in each of the towns, especially through increased provision of walking and cycling infrastructure. The Submitter also	3.1.3, & 6.1.3	<ul style="list-style-type: none"> • Main Report • Appendix 13.2 – N.H.T Structure Plan and Town Centre Plan – Walking, Cycling & 	Noted

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			support the proposed improved safety measures.		Micromobility Assessment	
	2.13	Transport	The submitter recommends the plan acknowledges the need for alternative transport options for the transport disadvantaged i.e. the elderly, low-income households, people with disabilities and children.	N/a	N/a	Waikato District Council has added detail to recognise the need for alternative transport options for the transport disadvantaged.
	2.14	Transport	The Submitter support a proposed future public transport node in Ngaaruawaahia. However, while this aligns generally with the Waikato Regional Public Transport Plan, it is important to note that this is part of a long-term vision; final details have not been confirmed with Waikato Regional Council.	3.1.3	<ul style="list-style-type: none"> Appendix 13 – N.H.T Structure Plan and Town Centre Plan – Transport Assessment 	Noted
S Upton and B Miller	3.1	Land Use/Zoning Changes	Supports the Land use recommendation for Area 2 – Ngaaruawaahia.	3.1.2	<ul style="list-style-type: none"> Main Report 	Noted
	3.2	Transport: Indicative Roads	Supports the indicative roads for the Saalbrey growth cell area.	N/a	<ul style="list-style-type: none"> Appendix 13 – N.H.T Structure Plan and Town Centre Plan – Transport Assessment 	Noted
	3.3	Stormwater	The submitter suggests that the mitigation options for the hazards contained within catchments 11-14 of the Stormwater report are inadequate. An Integrated Catchment Management	3.1.3	<ul style="list-style-type: none"> Appendix 14 – N.H.T Structure Plan and Town Centre Plan – Stormwater 	A detailed Integrated Catchment Management Plan will be required at the consents stage and will not be addressed at the Structure plan level. The current Stormwater

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			Plan ("CMP") for Catchments 11-14 needs to be prepared first to ensure Stormwater and Flood Hazard matters are comprehensively and appropriately addressed.			assessment provides high level guidance.
Rudi van Dam	4.1	Land Use / Zoning Changes	The submitter requests that the structure plan be updated to reflect the submitter structure plan for Taupiri.	6.1.2.1	<ul style="list-style-type: none"> Main Report 	Waikato District Council has updated the N.H.T Structure Plan to include most up-to-date Structure Plan from appeal: ENV-2022-AKL-000057 ENV-2022-AKL-000080
Amy Whetu	5.1	General: Whole of Plan	The Submitter supports the Structure plan context; Ngaaruwaahia, Hopuhopu, & Taupiri are connected with distinctions between them.	1.0	<ul style="list-style-type: none"> Main Report 	Noted
	5.2	Vision	The Submitter opposes in part the vision Statement and notes that it is good as a mission statement but does not capture the hearts or minds. Suggested that another vision statement is developed.	1.2	<ul style="list-style-type: none"> Main Report 	This vision was developed by the reference group (Hapuu, Iwi, Community Boards, Staff, & Councillors) in depth and then circulated with the community via the community boards for wider support. Waikato District Council has included a section in the Main Report to explain how the vision was developed.
	5.3	Statutory and non-statutory consideration	The Submitter suggests that there should be reference and incorporation of the previous community prepared documents and projects; Ngaaruwaahia Community Plan 2009-	1.3	<ul style="list-style-type: none"> Main Report 	The Community Plans were considered as part of the development of the technical reports, alongside the more recent Local Area Blueprint work.

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			2019 as the projects within this are still aspired to by the community. The use of Local Area Blueprints was developed to quickly and do not accurately represent Ngaaruawaahia and should not have significant weighting in the Structure Plan.			Both of which were considered when developing the project lists in the implementation tables.
	5.4	Consultation / Engagement Summary	The Submitter recognises the Council's efforts to engage with the community. At each kiosk and encounter with Council staff on this Structure Plan (incl's Town Centre Plan), the staff have been awesome to engage with.	2.0	<ul style="list-style-type: none"> Main Report 	Noted
	5.5	Site Context	<p>The Submitter;</p> <ul style="list-style-type: none"> Supports improvement of shopping experience through built form Supports the extension of the Town Centre Boundary Supports the re-zoning of lands identified in Figure 3.3 Supports proposal for new roundabouts <ul style="list-style-type: none"> Old Taupiri Rd, Regent and Great South Road, and Great South Road and River Rd 	3.1	<ul style="list-style-type: none"> Main Report 	Noted
	5.6	Population Growth, Market Viability and	The Submitter opposes the business audit outlined in the Economic Assessment prepared by Property Economics. The Submitter suggests	3.1.1	<ul style="list-style-type: none"> Appendix 1 – N.H.T Structure Plan & Town Centre Plan - 	Waikato District Council commissioned the Market Assessment to look at the commercial/retail offerings within

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		Development Pressures	that there is missed opportunity to recognising and re-zoning the marginal lands between Great South Road and North Island Main Truck (NIMT) railway line. These lands are adjacent to the Ngaaruawaahia Golf Course and River Terraces subdivision. The Submitter proposes that these lands are enabled for appropriate commercial/retail activities to support the existing café business (Cooper Bean/Matariki Lane). The provision for a neighbourhood centre to serve out by River Terrace and Saalbrey Road will ensure there is reduction of car dominance into the Ngaaruawaahia Town Centre. Overall, this will enable further competition within Ngaaruawaahia to drive change.		Economic Assessment	Ngaaruawaahia and Taupiri and have determined that a focus needs to be placed on improving the economic core of the areas; though restricting additional zoning that would dilute the existing centres. Complementary to this, strategic land use changes that encourages mixed use development as well as complement the cores of Ngaaruawaahia and Taupiri has been proposed in 3.1.2.1 & 6.1.2.1 of the Main Report. The Submitters suggestion of additional commercial/retail zoning near the Ngaaruawaahia Golf Course and River Terraces would contradict the findings of the Economics Report prepared by Property Economics.
	5.7	Key Moves	The plan/map on page 44 identifies areas for planting of fruit trees. These are mainly on river margins/esplanades. The Submitter suggests that the Structure Plan clarifies whether these are the only public places in Ngaaruawaahia for fruit trees.	3.3	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design 	Waikato District Council has expanded the proposed projects relating to fruit trees to also include parks. Fruit trees must be located on Council owned land.

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			The Submitter considers it a missed opportunity for large berms and parks to also have fruit trees as well.			
	5.8	Ngaaruawaahi a Town Centre – Connected Communities	<p>The Submitter supports:</p> <ul style="list-style-type: none"> • The design principle for connected communities • The mixed-use development objective • The proposed rezoning for 1 Waingaro Road and 1 Martin Street and 17 Waikato Esplanade. • The public gathering spaces but priority focus should be the enhancement and a suitable/community agreed use of The Point and Kiingitanga Reserve. • The Pedestrian-Friendly Infrastructure objective 	4.1.1	<ul style="list-style-type: none"> • Main report • Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design 	Noted
	5.9	Ngaaruawaahi a Town Centre – Connected Communities	The Submitter opposes in part the edge condition assessment, the assessment evaluates the private/public interface (streetscape) of the food outlets along Great South Road as having strong urban qualities. These stores have roller doors, and the pavement is not maintained.	4.1.1	<ul style="list-style-type: none"> • Main report Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design 	<p>The edge condition assessment contained within the Urban Design report refers to these frontages as having strong urban qualities based on the parameters below:</p> <ul style="list-style-type: none"> ○ Permeability ○ Transparency ○ Built to Boundary <p>Permeability looks at the provision of pedestrian access points at street frontage.</p>

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						Transparency involves the visual extension of the public space into the private space and is particularly important for retail uses where they rely on visual cues to draw in passing pedestrians. The Submitters notes the physical amenities along Great South Road which does not fall within the criteria for the edge condition assessment.
	5.10	Ngaaruawaahia Town Centre – Connected Communities	The Submitter notes that there needs to be distinctive vision for the Ngaaruawaahia Town Centre.	4.1.1	<ul style="list-style-type: none"> Main report Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design 	A town centre vision was suggested with the reference group, and it was agreed that it would be best to create a holistic collective vision for Ngaaruawaahia, Hopuhopu, & Taupiri rather than have multiple visions.
	5.11	Ngaaruawaahia Town Centre – Identity	<p>The Submitter Supports:</p> <ul style="list-style-type: none"> the design principle for identity The Historic Heritage and Character objective That the historic buildings capture the stories of our past, however, the layer of statutory requirements (Building Act, RMA, and Heritage NZ) makes it hard consenting wise, and feasibility 	4.1.2	<ul style="list-style-type: none"> Main report Appendix 11 – 11.2 – N.H.T Structure Plan and Town Centre Plan – Heritage 	Noted

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			<p>wise, to achieve any practical commercial/retail use.</p> <ul style="list-style-type: none"> Public art and signage <p>The Submitter encourages Waikato District Council to exercise its duties to monitor and enforce the current requirements to preserve and enhance Heritage.</p>			
	5.12	Ngaaruawaahi a Town Centre – Natural Environment	<p>The Submitter Supports:</p> <ul style="list-style-type: none"> The design principle for Natural Environment The identification of the open space identified next to Durham Precinct and the potential/future use of the area for community green space. <p>The Submitter opposes in part:</p> <ul style="list-style-type: none"> The possible use of The Point for community gardens or nurseries. 	4.1.3	<ul style="list-style-type: none"> Main report 	Waikato District Council has removed the proposed project for a community garden at The Point Reserve.

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	5.13	Transportation and Land use	The Submitter promotes an extension of the small reserve by Durham Precinct to also include the large green area between NIMT railway and Durham Street, that is adjacent to the Kiingitanga Reserve. We wish to see this area used for visitor car parking, specifically for buses that stop in the town. Attached as Image 1 (Within Original Submission) is the use for the site.	N/a	N/a	The Submitter suggestions can fit within an existing proposed project and can be further investigated at the time of project commencement.
	5.14	Ngaaruawaahi a Town Centre – Growth and Economy	<p>The Submitter Supports:</p> <ul style="list-style-type: none"> • The Design Principle for Growth and Economy • The retail diversity objective • The use of the old Waipa Tavern as a Community Hub • The Enhancement of the Grant Chambers building • The business incubators objective. <p>The Submitter suggest that the Plunket Building needs commercial/retail activities operating, not another community/shared spaces (alongside proposed use of the old Waipaa tavern site).</p>	4.1.4	<ul style="list-style-type: none"> • Main Report • Appendix 7 – N.H.T Structure Plan and Town Centre Plan – Parks and Facilities Assessment 	Due to the history of the site, the development of the Plunket Building site is largely restricted to a community focused space as specified under the Public Works Act 1981.

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	5.15	Ngaaruawaahi a Town Centre – Growth and Economy	<p>We are of the view that there is little focus on growth and economy in the Town Centre Plan.</p> <p>The proposed activities are largely community based (e.g library, community hub, shared community space). We need to create and enable spaces for transactions and productivity.</p>	4.1.4	<ul style="list-style-type: none"> • Main report • Appendix 1 – N.H.T Structure Plan & Town Centre Plan – Economic Assessment 	<p>The Structure plan / Town centre plan aims to create and facilitate spaces that people want to visit, this is being done in numerous ways (but not limited to):</p> <ul style="list-style-type: none"> • Pedestrianising the Economic centre • Encouraging movement through new wayfinding and signage. • Encouraging traffic from the Te Awa ride to explore what there is to offer. • Beatification projects • Traffic calming measures to slow down traffic. <p>These things combined attract more people to the town centre which should bring in new business and reinvestment in commercial stock.</p> <p>The intention of the redevelopment site on 60 Jesmond Street would align with the outcomes of the Town Centre Zone (mixed use) which would allow for more “transactions” in the future.</p>
	5.16	Ngaaruawaahi a Town Centre – Key Moves	The Submitter supports the Key Moves for the Town Centre	4.2	<ul style="list-style-type: none"> • Main report • Appendix 9 – N.H.T Structure Plan and Town 	Noted

Submitter	Sub and Point Number	Topic	Consultation Summary	Main Report Identifier	More Technical Detail	Council Response
					Centre Plan – Urban Design	
	5.17	Ngaaruawaahia Town Centre – Implementation	The Submitter supports the Implementation pathway for projects	4.3	<ul style="list-style-type: none"> Main report Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design 	Noted
	5.18	Implementation	We propose that an implementation guide is developed and made available to Council staff, especially in the consents team, so that there is some support provided to local operators/groups to deliver these initiatives that are outlined in the plan.	N/a	N/a	Internal teams are aware of the proposed projects and their implementation timeframes.
	5.19	Economics	<p>The Submitter opposes the report in its entirety. It should do not be used to inform the Ngaaruawaahia Structure Plan (and Ngaaruawaahia Town Centre Plan).</p> <p>The report provides little relevant insight into the business realities for our town. The business audit of Ngaaruawaahia is incomplete and should not inform or be relied upon for any decision making for our community.</p>	N/a	<ul style="list-style-type: none"> Appendix 1 – N.H.T Structure Plan & Town Centre Plan – Economic Assessment 	Waikato District Council have engaged Property Economics to provide expert advice on the economic condition of Ngaaruawaahia and Taupiri and will be aligning related decisions to the report.

Submitter	Sub and Point Number	Topic	Consultation Summary	Main Report Identifier	More Technical Detail	Council Response
			<p>The Submitters disputes the ground truth exercise that the report informs on page 7 and 10.</p> <p>The Submitter also notes the use of terminology which leads to confusion within the report. There are times where we are unsure whether the report writer is referring to issues in Ngaaruawaahia, Ngaaruawaahia Town Centre, or the Ngaaruawaahia catchment.</p> <p>The Submitter disagrees with the last two paragraphs on page 10 of the report.</p> <p>We are of the view that market growth in Ngaaruawaahia should not be channelled into vacant stores and consolidated in the Town Centre. If other areas/lands are available and suitable for enabling commercial/retail activities.</p> <p>The Submitter disagrees with sentence on page 11 that no additional commercial zone land is required in Ngaaruawaahia</p> <p>The report does not provide any thought/opinion on gentrification or displacement of locals, and how to</p>			

Submitter	Sub and Point Number	Topic	Consultation Summary	Main Report Identifier	More Technical Detail	Council Response
			manage the interface of new people and services, and the core/staunch locals that have been enduring.			
	5.20	Landscape	<p>There are particular matters in the landscape report on page 42 that the Submitter supports which are not visible in the main report</p> <p>These relate to:</p> <ul style="list-style-type: none"> • Aim to integrate ecological corridors and stands of vegetation within the study area to improve habitat connectivity and amenity values associated with natural character; • Provide for 'green belts'/ rural buffers between land uses within Ngaaruawaahia and the surrounding villages within the study area. <p>Submitter notes that on page 16, the report picks up and makes reference to projects in the Ngaaruawaahia Community plan 2009 – 2019. Reiterating the importance of the Community Plans</p>	N/a	<ul style="list-style-type: none"> • Appendix 4 - N.H.T Structure Plan & Town Centre Plan - Landscape Assessment 	Waikato District Council has included a summary of the landscapes assessment criteria in the main report; inclusive of the points noted by the Submitter.
	5.21	Tangata Whenua	The Submitter supports the listed identified sites and areas of significance to Tangata Whenua.	3.1.5, & 6.1.5	<ul style="list-style-type: none"> • Main Report • Appendix 5 – N.H.T Structure Plan & Town Centre Plan – 	Noted

Submitter	Sub and Point Number	Topic	Consultation Summary	Main Report Identifier	More Technical Detail	Council Response
			The Submitter supports the Tangata Whenua outcomes statements described in the report: <ul style="list-style-type: none"> • Te Awa o Waikato (Waikato River) • Taupiri Maunga • Tribal Assets • Urban Layout and Design • Cultural Expressions • Commerce, Community Facilities and Reserves 		Tangata Whenua Statement and Engagement Report	
	5.22	Tangata Whenua	The Submitter is of the view Ngaati Maahanga are Tangata Whenua in Ngaaruawaahia also.		<ul style="list-style-type: none"> • Main Report • Appendix 5 – N.H.T Structure Plan & Town Centre Plan – Tangata Whenua Statement and Engagement Report 	Engagement with our Maaori Partnerships Team determined that appropriate Tangata Whenua to engage with was: <ul style="list-style-type: none"> • Taupiri Marae • Turangawaewae Marae • Ngaati Tamainupoo • Waikato – Tainui
	5.23	Parks and Reserves	The Submitter notes that there is no reference to, nor consideration of, The Point Reserve and Kiingitanga Management Plan 2019.	3.1.4, 4.1, & 6.1.4	<ul style="list-style-type: none"> • Main Report • Appendix 7 – N.H.T Structure Plan and Town Centre Plan – Parks and Facilities Assessment 	Waikato District Council has included references to The Point Reserve and Kiingitanga Management Plan 2019 as well as to the updated proposed plans for the Point and Kiingitanga reserve.
	5.24	Urban Design	The Submitter Supports: <ul style="list-style-type: none"> • The recognition of Te Ture Whaimana o Te Awa o Waikato • The recognition that the Town Centre of Ngaaruawaahia is under performing, and the 	N/a	<ul style="list-style-type: none"> • Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design 	Noted

Submitter	Sub and Point Number	Topic	Consultation Summary	Main Report Identifier	More Technical Detail	Council Response
			<p>recognition of Durham Precinct.</p> <ul style="list-style-type: none"> • The improvements across Durham precinct • The future proofing of Durham Precinct. Attached as Images 2-4 (Of Original Submission) are ideas we are exploring at Durham Precinct. • We support the project to provide visual cues across the North Island Main Trunk. • The location of the proposed transport hub • The charging ports for electric vehicles and bikes at Durham precinct 			
	5.25	Implementation	The Submitter notes that there is no implementation framework for Growth and Economy projects.	N/a	<ul style="list-style-type: none"> • Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design 	Waikato District Council has made amendments to the implementation list as per the Submitters suggestion.
	5.26	Transportation	<p>The Submitter supports:</p> <ul style="list-style-type: none"> • A New roundabout at Old Taupiri Road/ Great South Road in the short term • Upgrade of Great South Road and Princess Street intersection 	3.1.3, & 4.1.1	<ul style="list-style-type: none"> • Appendix 13 – 13.2 – N.H.T Structure Plan and Town Centre Plan – Transport Assessment 	Noted

Submitter	Sub and Point Number	Topic	Consultation Summary	Main Report Identifier	More Technical Detail	Council Response
			<ul style="list-style-type: none"> • Improved town centre connection between Great South Road and Jesmond Street • The medium term proposals: <ul style="list-style-type: none"> ○ Jesmond Street/New Castle Street intersection upgrade ○ Great south road/River Road intersection roundabout upgrade ○ Market Street/Great South Road intersection upgrade • The listed improvements for the Town Centre • The focus on rail level crossing safety 			
	5.27	Transportation	<p>The Submitter promotes ideally the upgrade of the Old Taupiri Road rail level crossing for delivery in the short term rather than medium term.</p> <p>The Submitter oppose in part the closure of Waingarua Road intersection onto Great South Road. However, we do acknowledge that there will be an improvement to road user (includes bikes, scooters users from The Point reserve) safety.</p> <p>The Submitter notes that It would be good to see the proposed/planned round-about at Great South Road and</p>	N/a	<ul style="list-style-type: none"> • Appendix 13 – 13.2 – N.H.T Structure Plan and Town Centre Plan – Transport Assessment 	<p>Waikato District Council has moved the Old Taupiri Road/Great South Road rail level crossing upgrades project from the medium term to the short term to align with Old Taupiri Road/Great South Road intersection upgrade project which is currently in the short term.</p> <p>Waikato District Council has included references to the Saalbrey road intersection upgrade.</p>

Submitter	Sub and Point Number	Topic	Consultation Summary	Main Report Identifier	More Technical Detail	Council Response
			<p>Saulbrey Road shown in this report and in Ngaaruawaahia Structure Plan.</p> <p>The Submitters notes that there are no initiatives provided/promoted in the report to increase bike and rail use.</p>			<p>Micromobility (Bike use) initiatives are contained within appendix 9, & 13.2 as well as the Main Report. The Structure Plan has promoted Ngaaruawaahia as a potential location for a future transport hub which could include a rail station.</p>
	5.28	General	<p>Overall, we wish to advise Council that we support there being a plan. As noted above we support in part this notified version of Ngaaruawaahia, Hopuhopu and Taupiri Structure Plan & Ngaaruawaahia Town Centre Plan, in the areas identified and proposed other changes.</p> <p>The Submitter supports in part the implementation framework and the stated timelines but note that some changes are required. There are no minimal/no reference to timeline for delivery of Growth and Economy projects. These should be included.</p>	N/a	<ul style="list-style-type: none"> Main Report 	Noted

Public Feedback – Survey

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Ngaaruawaahia Town Centre						
Lesley Topping	6.1	Identity	The Submitter noted that they would like to see Ngaaruawaahia as a showcase for Maoritanga, a leader in embracing its Maaori origins - and its history both Maaori and European The Submitter recommended a Waharua as you exit the township, a Po down the middle of Jesmond Street - co-existing with the 'Victorian' lamps side by side as a symbol of peaceful co-existence.	4.1.2	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design Assessment 	<p>As part of the development of the proposed projects there has been a large focus on incorporating Maaori culture into proposed projects (But not limited to):</p> <ul style="list-style-type: none"> Cultural storytelling woven into micromobility routes Town gateway markers which could weave in Maaori culture Celebration of key sites; Kiingitanga Reserve & Paa sites.
	6.2	Natural Environment	<p>The Submitter noted that the Holm Oak is too dark and threatening - it needs careful climbing up and a little opening out so that it becomes a friendly gathering spot rather than a gloomy cave.</p> <p>The Submitter noted that they would like to see an 'Avenue' effect approaching Ngaaruawaahia along Gt South Road with trees planted on both sides of the road, and the old rubbish dump kept and enhanced as greenspace. NOT turned into an industrial eyesore.</p>	4.1.3	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design Assessment Appendix 8 – N.H.T Structure Plan and Town Centre Plan – CPTED Assessment 	<p>Holm oak is in CPTED (Crime Prevention Through Environmental Design) and it is acknowledged that it needs to be maintained and trimmed to improve sightlines and safety.</p> <p>An “avenue” effect has been considered as part of the urban design, speed calming measures as well as urban design principals have been applied to try and create a pedestrianised environment.</p> <p>Community gardens at the “Old dump site” is not an appropriate use of space, due to the potential of contamination.</p>

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			<p>The submitter asked for the inclusion/identification of space for (cognizant of not disturbing the cap on the dump):</p> <ul style="list-style-type: none"> • traditional Maori vegetable gardens • an area for hangis • a collection of different varieties of flax, Harakeke • Rongoa (traditional medicine) plantings • Extension of the dog walking area or to relocate to the old dump site. 			
	6.3	Land Use	<p>The submitter noted that the zoning of the old Rubbish Dump area as industrial is very concerning and would ruin the attractiveness of entering the town - we should honour that approach as it looks towards the wonderful hills opposite.</p>	4.1	<ul style="list-style-type: none"> • Main Report 	<p>The "Old Rubbish Dump" site is currently reserve zone and not industrial zone.</p> <p>The site has been identified for additional amenities as part of the proposed projects.</p>
	6.4	Transport	<p>The Submitter noted that putting a roundabout at the entrance to Old Taupiri Road as well as at the entrance to River Road is unnecessary - one at River Road will slow traffic quite enough - noting there isn't a traffic problem at either intersection now.</p>	3.1.3	<ul style="list-style-type: none"> • Appendix 13 - 13.2 - N.H.T Structure Plan and Town Centre Plan - Transport Assessment 	<p>The transportation assessment prepared by Flow indicate that the development of the roundabouts at Great South Road/River Road & Great South Road/Old Taupiri Road are to not only slow down traffic but to also support the expected growth in the Galbraith catchment for the future.</p>

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
	6.5	Identity Market	The Submitter noted that Ngaaruawaahia needs a makeover to make it attractive for businesses (i.e small hardware store) and a Maaori theme is appropriate at the centre of Kiingitang (i.e. Tiirau and Otorohanga have successfully upgraded).	N/a	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design Assessment 	Through the work of CPTED (Crime prevention through environmental design) and the Urban design assessment a suite of initiatives have been proposed to include and weave safety and Maaori culture into future projects Waikato District Council are also currently working on a beatification project with the Ngaaruawaahia Community Board which looks to tidy/clean up the town.
	6.6	Tourist attraction	<p>The submitter has recommended the repurposing of the old quarry site (that overlooks the town on the other side of the river) as an Adventure Park:</p> <ul style="list-style-type: none"> -Zip lines from the top, mountain bike paths all over those ledges (they'd need a bit of R&M), abseiling, the bottom is begging for a pond with bumper boats; etc. the wrecker's yard at the bottom would be perfect for parking/entranceway buildings/cafe <p>The Submitter feels the adventure park would beat the Christchurch one hands down! and attract lots of people from Hamilton and beyond.</p>	N/a	N/a	Waikato District Council cannot advocate for a specific land use activity on private land, that will need to be determined by the landowners.
	6.7	Identity	The Submitter noted that Ngaaruawaahia has a chance to create an identity for itself rather than becoming a dormitory suburb of	N/a	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and 	To assist in Ngaaruawaahia retaining its unique identity the golf course will serve as green belt/buffer to Hamilton.

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			Hamilton with The Base as its shopping centre.		Town Centre Plan – Urban Design Assessment	The proposed projects as part of the Structure Plan / Town Centre plan are aimed at retaining/ enhancing Ngaaruawaahia's unique identity and were formulated with the community which shared the same vision of retaining its unique identity.
	6.8	Transport	The Submitter noted that the extension of a cycleway along the river north would impinge on a lot of people's gardens and privacy. The submitter recommended to rather have a cycleway along the road as far as Ray Road, and from there to go down to the riverbank.	3.1.3	<ul style="list-style-type: none"> Appendix 13.2 – N.H.T Structure Plan and Town Centre Plan – Walking, Cycling, & Micromobility Assessment Main Report 	<p>Through the subdivision process land is vested to Waikato District Council as esplanade reserve (Reserve against waterways) which will be used to construct the Te Awa River Ride.</p> <p>At the time of construction engagement with the landowners will be made.</p>

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Rosita Barnes	7.1	Land Use	The Submitter noted that if Waikato District Council (WDC) built out to Starr Rd, there are no shops and perhaps WDC should consider zoning land for retail around Starr Rd.	3.1.2	<ul style="list-style-type: none"> Main Report Appendix 1 – N.H.T Structure Plan & Town Centre Plan – Economic Assessment 	Waikato District Council have commissioned a Market Assessment to look at the commercial/retail offerings within Ngaaruawaahia and Taupiri and have determined that a focus needs to be placed on improving the economic core of the areas though restricting additional zoning that would dilute the economic centres.
	7.2	Land Use	The submitter noted that the 300-metre sensitive zone around the chicken farm, cancels out several acres of land WDC is making residential. The submitter recommends Waikato District Council to lower the sensitivity zone buffer.	3.1.2	<ul style="list-style-type: none"> Main Report 	The Proposed Waikato District Plan allows for a residential consent pathway within the intensive farm buffer.
	7.3	Land use Transport	The Submitter raised a concern and seeking clarity - with the increased residential development down Old Taupiri Rd, what will happen when all the residents come home and try to get into Old Taupiri Rd, when a train comes, will the traffic back up over the bridge?	3.1.2	<ul style="list-style-type: none"> Appendix 13 – 13.2 – N.H.T Structure Plan and Town Centre Plan – Transport Assessment 	The transportation assessment prepared by Flow indicate that the development of the roundabouts at Great South Road/River Road & Great South Road/Old Taupiri Road are to support the expected growth in the Galbraith catchment for the future; inclusive of managing traffic que when a train is approaching.
	7.4	Land Use	The submitter noted that Ngaaruawaahia is a family commuter town and recommended to make some of the sections a little bigger.	N/a	<ul style="list-style-type: none"> Main Report 	Increasing the District Plan provisions for minimum lot sizes is not supported. Council has agreed density targets set by Future Proof (Page 105).

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
						Variation 3 to the Proposed District Plan outcome will have an impact on the lot sizes that are seen throughout the township in the future. Variarion 3
	7.5	Urban Design	The submitter noted that the shops along the high St (Jesmond St) are very old and recommended perhaps an incentive to rebuild.	N/a	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design Assessment 	A beautification project is underway between Waikato District Council and the Ngaaruawaahia Community Board to look at how there can be amenity improvements in the town.

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Kurtis Parks	8.1	Transport Intersections Micro-mobility	<p>The submitter noted that rather than added signals to Princess Street, the rail crossing of Princess and Waingaro could be closed in favour of a crossing being incorporated into the Jesmond Street roundabout.</p> <p>The submitter also recommended that the Erye to Waipa bridge crossing should be made the right of way - this would decrease traffic on Herschel and New Castle.</p> <p>In addition, the submitter noted that introducing traffic lights to Ngaaruawaahia would be a mistake and it seems counter to the desire to promote active transport as the preferred mode of transport. The submitter suggested that an island could be added that allowed bicycles to travel straight or turn right while preventing cars from making the same manoeuvre to disperse traffic down different routes.</p>	<ul style="list-style-type: none"> Transport 	<ul style="list-style-type: none"> Appendix 13 – 13.2 – N.H.T Structure Plan and Town Centre Plan – Transport Assessment 	<p>The transportation assessment prepared by Flow looked at intersections within Ngaaruawaahia and determined what specific attention is required, the signalised Princess Street upgrade is the preferred option and would allow pedestrians/cyclists to cross safely.</p> <p>The suggestion of closing the Waingaro and Princess Street rail level crossings and constructing a new crossing at the end of Jesmond Street would result in potential issues (but not limited to):</p> <ul style="list-style-type: none"> Space requirements Placement/location on corner of rail corridor. Cost
	8.2	Transport Connectivity	<p>The Submitter noted that making the town centre more accessible to cyclist and pedestrians allows residence to access facilities easily and without the reliance and cost of a vehicle. Creating an easy to access and attractive environment encourages people to spend more time there which will support the local businesses, this is</p>	4.1.1	<ul style="list-style-type: none"> Appendix 13.2 – N.H.T Structure Plan and Town Centre Plan – Walking, Cycling, & Micromobilit 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			especially beneficial with the growing popularity of Te Awa river ride.		<ul style="list-style-type: none"> y Assessment • Main Report 	
	8.3	Transport	The Submitter supports the focus on micro-mobility / connectivity and noted that easy pedestrian and cyclist access is a positive.	General	<ul style="list-style-type: none"> • Appendix 13.2 – N.H.T Structure Plan and Town Centre Plan – Walking, Cycling, & Micromobility Assessment • Main Report 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Attinder Singh	9.1	General – Development	The submitter noted that that some developers building the infrastructure creates some gaps which usually takes number of years to fill in. Based on previous examples some of the developers have build roads, footpaths, cycleways etc which is still not fully connected to one or another. The submitter recommends for council to take opportunity to work with Developers and either build the infrastructure themselves or work closely with developers to firmly ensure the loops are closed within developments. i.e. building new walkways, formation of paper/new roads connected to one another.	N/a	N/a	Noted
Shikha Parmar	10.1	Land Use	The submitter supports the land use changes and noted that they are pleased to see the proposed land use changes along old Taupiri Road, this will now allow them to develop their property and have family stay with them.	3.1.2	<ul style="list-style-type: none"> Main Report 	Noted
	10.2	Transport	The Submitter would like to understand if there are plans to connect Jacobs Lane to Festival Way through 37 Jacobs Lane (connection for properties like 96A, 116C Old Taupiri Road). The Submitter would like to understand if their section will have a road connection from the back.	N/a	<ul style="list-style-type: none"> Appendix 13 – N.H.T Structure Plan and Town Centre Plan – Transport Assessment 	Waikato District Council has gotten in contact and clarified the indicatives roads with Submitter.

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
	10.3	General – Infrastructure	The Submitter supports the future growth, noting that growth will initiate investment in infrastructure which will be useful for communities.	General	<ul style="list-style-type: none"> Main Report 	Noted
Vikki Barton	11.1	Urban Design	The submitter supports the idea of Durham Precinct but noted that signage is needed to show motorists how to get there. The submitter noted that the Durham Precinct has a better vibe than our main street which is run down.	Urban Design	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and Town Centre Plan – Urban Design Assessment 	As part of the proposed projects, a suite of wayfinding initiatives has been proposed to help with navigation around the Township to key sites.
	11.2	Economics	The submitter noted that it would be good if more businesses could set up in the Durham Precinct and not just make it about food.	N/a	Main Report	The zoning at the Durham Precinct allows for mixed use development which includes commercial/retail offerings. The type of activity is determined by the landowner(s).
	11.3	Urban Design Identity CPTED	The Submitter noted that the businesses/buildings in the main street are an eyesore, and questioning if the buildings are still fit for purpose. The Submitter would like to understand if anything will be done to the buildings in future.	N/a	<ul style="list-style-type: none"> Appendix 1 – N.H.T Structure Plan & Town Centre Plan – Economic Assessment Main Report 	A beautification project is underway between Waikato District Council and the Ngaaruawaahia Community Board to look at how there can be amenity improvements in the town.
	11.4	Land use & Market	The submitter noted that as the population continues to grow, the town's retail development must also grow - for example, Ngaaruawaahia New World was suitable many years	N/a	<ul style="list-style-type: none"> Appendix 1 – N.H.T Structure Plan & Town Centre Plan – 	Within the Market Assessment prepared it was noted that, in proportion to the current and expected population of Ngaaruawaahia the supermarket is not fit for purpose and

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			ago but no longer viable to service the population we now have.		Economic Assessment	an expansion would be better serve the community.
	11.5	Transport	The submitter supports the proposed micro-mobility / connectivity initiatives - If it keeps pedestrians and cyclists safe, the submitter is supportive of the improvements	•	• Appendix 13.2 – N.H.T Structure Plan and Town Centre Plan – Walking, Cycling, & Micromobility Assessment	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Grant Howard	12.1	Economics and Urban Design	The Submitter noted there are a limited variety of store offerings in the town centre – noting that people would shop more in town if there were more shops. The submitter would like to understand how the plan encourages different type of shops in town.	N/a	<ul style="list-style-type: none"> Appendix 1 – N.H.T Structure Plan & Town Centre Plan – Economic Assessment Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	<p>A beautification project is underway between Waikato District Council and the Ngaaruawaahia Community Board to look at how there can be amenity improvements in the town making it a more attractive place to shop and spend time.</p> <p>Most of the proposed projects from the Structure Plan / Town Centre Plan are focused on improving the public realm; creating spaces people want to visit and spend time.</p> <p>The new Proposed Waikato District Plan zoning provisions allow for mixed use development (Commercial/Retail/Residential) along and around Jesmond Street allowing opportunities for developers to consider/establish a range of shop offerings.</p>
	12.2	Law enforcement	The Submitter commented on law enforcement, noting enforcing police to clamp down on the off-road bikes' wheelie down the centre of the town would be a good start.	<ul style="list-style-type: none"> N/a 	<ul style="list-style-type: none"> N/a 	Noted – However, this submission falls outside the scope of the Structure Plan / Town Centre Plan and its capabilities.
	12.3	Urban Design Identity CPTED	The submitter supports that the derelict hotel was demolished, noting it has improved the sight of the town. The submitter recommended the other	4.1.4	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan and 	A beautification project is underway between Waikato District Council and the Ngaaruawaahia Community Board

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			<p>hotel Grants Chambers get a layer of paint.</p> <p>The submitter encourages improving the image of the town.</p> <p>The submitter noted that the perceived image/reputation of Ngaaruawaahia is bad, and therefore not attractive to developers/tourists/visitors.</p>		<p>Town Centre Plan – Urban Design Assessment</p> <ul style="list-style-type: none"> Appendix 8 – N.H.T Structure Plan and Town Centre Plan – CPTED Assessment 	<p>to look at how there can be amenity improvements in the town.</p> <p>The majority of the proposed projects from the Structure Plan / Town Centre Plan are focused on improving the public realm; creating spaces people want to visit and spend time.</p>
	12.4	General – Appendix	The submitter noted that it would be useful for all the technical assessments to have a high-level summary at the front of each document.	N/a	All Appendices	Noted
	12.5	General – Transport	The submitter noted that major road works will cause more harm than good to business and road contractors are not very efficient when it comes to traffic management.	N/a	N/a	Noted – However, this submission falls outside the scope of the Structure plan / Town centre plan and its capabilities.
	12.5	General - Rates and Consent Process	<p>The submitter encourages the council to make the town more affordable for people to stay in.</p> <p>The submitter encourages the council to actively speed up the consent process.</p>	N/a	N/a	Noted – However, this submission falls outside the scope of the Structure Plan / Town Centre Plan and its capabilities.
	12.6	Land Use	The submitter is opposed to high-density housing, and in support of the “Kiwi dream” home.	3.1.2	<ul style="list-style-type: none"> Main Report 	Waikato District Council are required to meet density targets under the Waikato Regional Policy Statement - Future Proof (Page 105)

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
						With the increase in density, parks and facilities planning has been done to determine the appropriate level of service for the oncoming growth/density.
Shane Solomon	13.1	Land use	The submitter is seeking clarification if 17 Waikato Esplanade is included within the zone change 5 - commercial and if so what are the implications - it's currently a family home.	3.1.2	<ul style="list-style-type: none"> Main Report 	Staff discussed the recommended land use change (Area 5 – Ngaaruawaahia) with Mr Solomon, the submitter is comfortable with the recommended land use change (Medium Density Residential Zone > Commercial Zone); no amendments were therefore made to Area 5 – Ngaaruawaahia.
	13.2	General – Tangata Whenua	The submitter recommended to: <ul style="list-style-type: none"> Include reference to Te Ture Whaimana Include Ngaati Mahuta as mana whenua 	N/a	<ul style="list-style-type: none"> Appendix 5 – N.H.T Structure Plan & Town Centre Plan – Tangata Whenua Statement and Engagement Report 	<p>Engagement with our Iwi and Partnership team determined that appropriate Tangata Whenua to engage with was:</p> <ul style="list-style-type: none"> Taupiri Marae Turangawaewae Marae Ngaati Tamainupoo Waikato – Tainui <p>It is important to note that the views of Ngaati Mahuta have been brought through from Turangawaewae Marae as noted in the Tangata Whenua Statement and Engagement Report.</p> <p>Reference and inclusion of Te Ture Whaimana is included under section 1.3 of the Main Report.</p>

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
						The consideration of Te Ture Whaimana was also included within the stormwater assessment done.
	13.3	Policy Context	The submitted enquired if the plan aligns with Future Proof.	1.3	• Main Report	Reference and inclusion of Future Proof is included under section 1.3 of the Main Report.
	13.4	Waikato Tainui Hopuhopu Development	The Submitter noted the plan supports Waikato Tainui Hopuhopu development	5	• Main Report	Noted
	13.5	General - Typo	The Submitter noted the need for double vowel I in Kiingitanga one reference is not double vowel.	N/a	• Main Report	Waikato District Council has corrected the spelling of Kiingitanga within the Main Report
	13.6	General	The Submitter support contiguous development of the Ngaaruawaahia, Hopuhopu, & Taupiri Structure Plan / Ngaaruawaahia Town Centre Plan	N/a	N/a	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Ngaaruawaahia						
Rangatira Simon (Turangawae wae Trust Board)	14.1	General	<p>The Submitter supports:</p> <ul style="list-style-type: none"> The vision outlined in section 1 of the main report Recognition and and celebration of the Kiingitanga, Cultural History, Stormwater Management, protect and enhance the natural environment. 	1.0	<ul style="list-style-type: none"> Main Report Appendix 5 – N.H.T Structure Plan & Town Centre Plan – Tangata Whenua Statement and Engagement Report 	Noted
	14.2	3 Waters, Parks and Facilities, & Natural Environment and Landscapes	<p>The Submitter notes that the following is needed:</p> <ul style="list-style-type: none"> Wastewater and Water supply - Pipes need upgrading, need to ensure it is managed so there is little disruption to the public. Parks and Facilities - Patterson park needs urgent upgrades. The toilets need to be upgraded and also the changing sheds. The facilities are utilised by Tuurangawaewae Marae during large hui and events, sporting groups also rely on these facilities. A Walkway/Cycleway in front 	<ul style="list-style-type: none"> 3.1.3, 3.1.4, 6.1.3, & 6.1.4 	<ul style="list-style-type: none"> Appendix 7 – N.H.T Structure Plan & Town Centre Plan – Parks and Facilities Assessment Appendix 14 – N.H.T Structure Plan & Town Centre Plan – Stormwater Assessment 	<p>Wastewater and Water supply upgrades are timed to follow growth projections as well as other capital projects. The upgrades are highlighted in the technical report – Appendix 6</p> <p>Waikato District Council are investigating how to move forward with the changing rooms and toilets at Patterson Park.</p> <p>A walking/cycling connection outside of Turangawaewae has been proposed to connect into the Te Awa River Ride.</p> <p>The Structure plan / Town Centre Plan is limited to only those water bodies</p>

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			<p>Tuurangawaewae Marae to connect to the te awa cycle ride.</p> <ul style="list-style-type: none"> Natural Environment and Landscapes - Waterway enhancement should be for all natural bodies of water and not those just selected in the plan. 			<p>contained within the study area, and thus the waterway enhancements associated with them.</p>
	14.3	<p>Opportunities and insights, Key Moves, & Implementation</p>	<p>The Submitter supports:</p> <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report <p>The Submitter is unsure whether the implementation plan is an accurate representation of project priorities and notes that the following projects should be within the short to medium term:</p> <ul style="list-style-type: none"> Traffic calming and speed management on River road. Crossings in front of Tuurangawaewae. Include better street lighting in the river road improvements. (In front of Marae). 	3.2 – 3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	<p>Waikato District Council has assessed the complexities and cost associated with the proposed projects and have determined that they are better suited in the medium term.</p>

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
	14.4	General – Growth	The Submitter notes that there needs to be more emphasis on northern side of town, River Road, Old Taupiri Road and Galbraith due to predicted growth.	N/a	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Waikato District Council have commissioned a Market Assessment to look at the commercial/retail offerings within Ngaaruawaahia and Taupiri and have determined that a focus needs to be placed on improving the economic core of the areas though restricting additional zoning that would dilute the economic centres.
Ben Tyson	15.1	Wastewater	The Submitter notes the opportunity to integrate the wastewater network with Hamilton City Council (HCC) via POAL and rising main to Pukete WWTP. The great opportunity here is that there are various developers in the Horotiu area that could bring forward the timing and upsizing of this infrastructure in collaboration with Waikato District Council and HCC.	3.1.3	<ul style="list-style-type: none"> Appendix 6 – N.H.T Structure Plan & Town Centre Plan – Water & Wastewater 	The opportunity to service Ngaaruawaahia, Taupiri, Hopuhopu, Horotiu and Te Kowhai through the Pukete Wastewater Treatment Plant was identified in the Northern Hamilton-Waikato Metropolitan Wastewater Detailed Business Case completed in 2022. However for this to happen the Pukete Wastewater Treatment Plant will need to be substantially upgraded and both Waikato District Council and Hamilton City Council will need to find a sustainable financial solution for its three waters services as part of Government's Local Water Done Well Bill. This is still a future option. In the interim, the priority for Waikato District Council is to ensure that the Ngaaruawaahia Wastewater Treatment Plan meets its capacity and compliance obligations.
	15.2	Opportunities and insights,	The Submitter supports:	3.2 – 3.4	<ul style="list-style-type: none"> Appendix 9 – N.H.T 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
		Key Moves, & Implementation	<ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 		Structure Plan & Town Centre Plan – Urban Design Assessment <ul style="list-style-type: none"> Main Report 	
	15.3	General	The Submitter supports: <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
John Brown	16.1	General	The submitter supports: <ul style="list-style-type: none"> The Growth and economy 	4.1.4	<ul style="list-style-type: none"> Main Report 	Noted
	16.2	Transportation	The Submitter notes that there is absence of a future road (paper/indicative road) to relieve pressure on the Old Taupiri Road railway level crossing as the Galbraith Development and residential growth to the north increases.	N/a	<ul style="list-style-type: none"> Appendix 13 – N.H.T Structure Plan & Town Centre Plan – Transport Assessment 	Within Appendix 13 & 13.1 is the indicative roads network as well as the intersection upgrades proposed for Great South Road/Old Taupiri Road, these proposals aim to support the predicted growth that will come online within the Galbraith catchment. Waikato District Council has included an indicatives roads section within the Main Report to improve clarity.
	16.3	Opportunities and insights,	The Submitter supports:	3.2 – 3.4	<ul style="list-style-type: none"> Appendix 9 – N.H.T 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
		Key Moves, & Implementation	<ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 		Structure Plan & Town Centre Plan – Urban Design Assessment	
	16.4	General	<p>The Submitter supports:</p> <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
Kurtis Parks	17.1	General	The Submitter supports the entire plan in general and notes that it is very well thought out and notes that The access and connections improvements are particularly encouraging.	N/a	<ul style="list-style-type: none"> Main Report 	Noted
	17.2	Transport	The Submitter notes that the Te Awa River Ride is a great asset for active transport however it is a scenic route and can take additional time to navigate opposed to more direct routes. A more direct cycle connection to the Horotiu industrial zone would be beneficial, with the potential option to connect into Hamilton west also.	N/a	<ul style="list-style-type: none"> Appendix 13.2 – N.H.T Structure Plan & Town Centre Plan – Walking, Cycling, & Micromobility Main Report 	As part of Appendix 13.2 additional micromobility routes have been identified to connect into Horotiu which complement and connect into the Te Awa River Ride.

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
	17.3	Opportunities and insights, Key Moves, & Implementation	The Submitter supports: <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 	3.2 – 3.4	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	17.4	General	The Submitter strongly supports: <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
Rebecca Picard	18.1	General	The Submitter strongly supports: <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	18.2	Transport	The Submitter notes and encourages the ideas of extending the river walkways as it will be an asset to the community which would support the town centre.	N/a	<ul style="list-style-type: none"> Appendix 13.2 – N.H.T Structure Plan & Town Centre Plan – Walking, Cycling, & 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
					Micromobility <ul style="list-style-type: none"> Main Report 	
	18.3	Opportunities and insights, Key Moves, & Implementation	The Submitter supports: <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 	3.2 – 3.4	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment Main Report 	Noted
Andrew Wood	19.1	General	The Submitter Strongly supports: <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	19.2	Opportunities and insights, Key Moves, & Implementation	The Submitter supports: <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 	3.2 – 3.4	<ul style="list-style-type: none"> Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment Main Report 	Noted
	19.3	Land Use	The Submitter Supports the:	3.1.2	<ul style="list-style-type: none"> Main Report 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			Rezoning of land at 99a Ngaruawahia Road and 18 Rangimarie Road.			
Melissa Smith (Bike Waikato)	20.1	General	The Submitter Strongly supports: <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	20.2	General	The Submitter Strongly supports: <ul style="list-style-type: none"> The outcomes of Connected Communities 	1	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	20.3	Opportunities and insights, Key Moves, & Implementation	The Submitter is unsure on the below: <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 	3.2 – 3.4	<ul style="list-style-type: none"> Main report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
Shikha Parmar	21.1	General	The Submitter Strongly supports: <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1	<ul style="list-style-type: none"> Main report Appendix 9 – N.H.T Structure 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			<ul style="list-style-type: none"> Development and urban design change 		Plan & Town Centre Plan – Urban Design Assessment	
	22.2	Transport	The Submitter seeks clarity on the indicative roads around 37 Jacobs Lane, and 116C old taupiri road; it isn't clear which properties the indicative roads go through.	N/a	<ul style="list-style-type: none"> Appendix 13 – N.H.T Structure Plan & Town Centre Plan – Transport Assessment 	Waikato District Council has contacted and clarified the indicatives roads with Submitter.
	22.3	Opportunities and insights, Key Moves, & Implementation	<p>The Submitter supports:</p> <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 	3.2 – 3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Reece Gerrits	22.1	General	The Submitter Strongly disagrees: <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	<p>This vision was developed by the reference group (Hapuu, Iwi, Community Boards, Staff, & Councillors) in depth and then circulated with the community via the community boards for wider support.</p> <p>Waikato District Council has included a section in the Main report explaining how the vision was developed.</p>
	22.2	Transport	<p>The submitter strongly disagree with the plan to extend the Te Awa River Ride through to Taupiri/ North.</p> <p>Concerns relating to micromobility traffic being directed through Ngaaruawaahia and into Taupiri, reducing opportunities to capitalise of traffic coming through.</p>	3.1.3	<ul style="list-style-type: none"> Appendix 13.2 – N.H.T Structure Plan & Town Centre Plan – Walking, Cycling, & Micromobility Main Report 	<p>With the extension of the Te Awa River Ride and through the proposed projects of the Structure Plan / Town Centre Plan a suite of wayfinding is being proposed to encourage people to detour off the main route into the town's key attractions, incentivising transactions and site seeing.</p>
	22.3	Opportunities and insights, Key Moves, & Implementation	<p>The Submitter is unsure of:</p> <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Implementation plan – Section 3.4 of the Main Report <p>The Submitter supports:</p> <ul style="list-style-type: none"> The Key moves – Section 3.3 of the Main report 	3.2 – 3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Krystal Lee	23.1	Parks and Facilities	The Submitter Supports: <ul style="list-style-type: none"> The Parks and facilities report 	3.1.4	<ul style="list-style-type: none"> Appendix 7 – N.H.T Structure Plan & Town Centre Plan – Parks and Facilities Assessment 	Noted
	23.2	Opportunities and insights, Key Moves, & Implementation	The Submitter is unsure of: <ul style="list-style-type: none"> The Implementation plan – Section 3.4 of the Main Report The Submitter supports: <ul style="list-style-type: none"> The Key moves – Section 3.3 of the Main report The Opportunities and insights – Section 3.2 of the Main report 	3.2 – 3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	23.3	Transport	The Submitter notes that active modes should not be a priority	N/a	<ul style="list-style-type: none"> Appendix 13.2 – N.H.T Structure Plan & Town Centre Plan – Walking, Cycling, & Micromobility Assessment 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Jyoti Sharma	24.1	Opportunities and insights, Key Moves, & Implementation	The Submitter supports: <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 	3.2 – 3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	24.2	Implementation	The Submitter notes the importance of getting this plan implemented as there many future development opportunities with families wanting to start new life in Ngaaruwaaahia.	3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
Amandeep Sharma	25.1	Opportunities and insights, Key Moves, & Implementation	The Submitter supports: <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 	3.2 – 3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	25.2	Implementation	The Submitter notes the importance of getting this plan implemented as there many future development opportunities with families wanting to start new life in Ngaaruwaaahia.	3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
					Urban Design Assessment	
Coralie Smith	26.1	General	<p>The Submitter supports:</p> <ul style="list-style-type: none"> The vision outlined in section 1 of the main report Development of public spaces and road calming measures 	<ul style="list-style-type: none"> 1 	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	26.2	Land Use	<p>The Submitters notes that town houses or duplexes will spoil the character and community and potentially have a detrimental effect on privacy and property values.</p> <p>People move to Ngaaruawaahia because of the character and single storey character dwellings.</p>	3.1.2	<ul style="list-style-type: none"> Main Report 	<p>Providing different housing typologies through zoning helps provide different price brackets for people wanting to purchase a home(s)</p> <p>With the increase in density, parks and facilities planning has been done to determine the appropriate level of service for the oncoming growth/density.</p>
	26.3	Opportunities and insights, Key Moves, & Implementation	<p>The Submitter is unsure of:</p> <ul style="list-style-type: none"> The Key moves – Section 3.3 of the Main report <p>The Submitter supports:</p> <ul style="list-style-type: none"> The Implementation plan – Section 3.4 of the Main Report 	3.2 – 3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			<ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report 		Design Assessment	
Hopuhopu						
Marae Tukere	27.1	General	<p>The Submitter Strongly supports:</p> <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
	27.2	General – Tangata Whenua	<p>The Submitter supports the plans recognition of the history of the iwi; support for iwi aspirations, recognition that connected development will enhance the whole community wellbeing, economic opportunities and environmental preservation and enhancement.</p>	N/a	<ul style="list-style-type: none"> Appendix 5 – N.H.T Structure Plan & Town Centre Plan – Tangata Whenua Statement and Engagement Report 	Noted
	27.3	Opportunities and insights, Key Moves, & Implementation	<p>The Submitter supports:</p> <ul style="list-style-type: none"> The Opportunities and insights – Section 3.2 of the Main report 	3.2 – 3.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			<ul style="list-style-type: none"> The Key moves – Section 3.3 of the Main report The Implementation plan – Section 3.4 of the Main Report 		Centre Plan – Urban Design Assessment	
	27.4	Opportunities and insights, Key Moves, & Implementation	The Submitter notes that any and all development must be assessed against Te Ture Whaimana.	3.2 -3.4, 5.2 – 5.4, & 6.2 – 6.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	The considerations of Te Ture Whaimana have been included under section 1.3 of the Main Report. Complementary to this, the considerations of Te Ture Whaimana have also been included in the Stormwater Water Report aswell, where it showcases the use of green infrastructure to improve overall water quality back into the river.
Taupiri						
Caroline Landon	28.1	Crime Prevention Through Environmental Design	The submitter noted that there is a need for street lighting to the southern end of Taupiri to Hopuhopu.	N/a	<ul style="list-style-type: none"> Appendix 8 – N.H.T Structure Plan & Town Centre Plan – CPTED Assessment 	<ul style="list-style-type: none"> Waikato District Council at this stage have not planned for any street light upgrades where the Submitter is referring to.
	28.2	Transport	The submitter enquired if there has been recent consultation with affected landowners particularly with access via private property to access Taupiri Maunga from the southern side. There looks like an increase in traffic/pedestrians. The submitter noted an Urupaa is not a place for people to trek around or	N/a	<ul style="list-style-type: none"> Appendix 13.2 – N.H.T Structure Plan & Town Centre Plan – Walking, Cycling, & Micromobilit 	At this stage Waikato District Council are not encouraging pedestrian crossing from the northern side of State Highway 1 into Taupiri Maunga, formalised access and parking for Taupiri Maunga is accessed from Watts Grove, Taupiri.

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			through. The submitter enquired if there are any other plans for access considered eg from the northern side?		y Assessment	Waikato District Council has removed the Te Awa River Ride link to Taupiri Maunga from the proposed projects. Taupiri Maunga remains a culturally sensitive space and will not be a tourist attraction area.
	28.3	Connected Communities	The Submitter noted that extending the walkway/Te Awa bike track from Hopuhopu to Taupiri along the riverside will cause a lack of privacy for landowners and erosion of the river banks. The submitter noted that they were unsure what land will be used for the route and if the landowners have been consulted.	3.1.3	<ul style="list-style-type: none"> Appendix 13.2 – N.H.T Structure Plan & Town Centre Plan – Walking, Cycling, & Micromobility Assessment 	Through the subdivision process land is vested to Waikato District Council as esplanade reserve (Reserve against waterways) which will be used to construct the Te Awa River Ride. At the time of construction engagement with the landowners will be made.
	28.4	Transport	The submitter enquired where will the following streets fit in the aspirational plans: Button Lane, Onslow St, Wright Street and Factory Lane	N/a	<ul style="list-style-type: none"> Appendix 13 – N.H.T Structure Plan & Town Centre Plan – Transport Assessment 	The outcome of button lane is largely being determined through the appeals process as there are neighbouring developments that utilise this lane. There is not detailed attention being given to Onslow Street, Wright Street, & Factory Lane. This is because we do not anticipate the form and function the streets to change.
	28.5		The submitter suggested Refuse Transfer Station to be located at Taupiri	N/a	N/a	Noted.
	28.6	Land Use	The submitter noted that the village heart is small and old – noting we	6.1.2	<ul style="list-style-type: none"> Appendix 1 – N.H.T 	Waikato District Council have commissioned a Market Assessment to

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
			should grow the retail and community village of Taupiri.		Structure Plan & Town Centre Plan – Economic Assessment	look at the commercial/retail offerings within Ngaaruawaahia and Taupiri and have determined that a focus needs to be placed on improving the economic core of the areas though restricting additional zoning that would dilute the centres. Complementary to this, strategic land use changes that encourages mixed use development as well as complements the core of Taupiri has been proposed in 6.1.2.1 of the Main Report.

Joseph Barton	29.1	General – All	<p>The Submitter noted their concern with:</p> <p>Potable Water, Wastewater, Stormwater; Land use and Zoning; Access and Connections (Transportation Improvements); Cultural and Archaeology; Heritage and Notable Trees; Natural environment and Landscapes; Ground Contamination and Geotechnical.</p> <p>Specific attention relating to waterway quality, and increasing farming run off into the river is damaging the quality.</p>	N/a	<ul style="list-style-type: none"> • Appendix 6 – N.H.T Structure Plan & Town Centre Plan – Water and Wastewater Assessment • Appendix 13 – 13.2 – N.H.T Structure Plan & Town Centre Plan – Transport Assessment • Appendix 5 – N.H.T Structure Plan & Town Centre Plan – Tangata Whenua Statement and Engagement Report • Appendix 11 – 11.2 – N.H.T Structure Plan & Town Centre Plan – Heritage Assessment 	<p>Addressing farming run-off contamination into the Waikato River is something that requires a district wide approach with the lens of Te Ture Whaimana, rather than approached at each town. However, as part of the Structure plan / Town Centre Plan te Ture Whaimana has been incorporated into in the stormwater report to improve the water quality as it returns to the Awa through a range of measures using green infrastructure.</p>
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Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
					<ul style="list-style-type: none"> Appendix 2 – N.H.T Structure Plan & Town Centre Plan – Geotechnical Assessment Appendix 3 – N.H.T Structure Plan & Town Centre Plan – Ground Contamination Assessment 	
	29.2	Opportunities and insights, Key Moves, & Implementation	<p>The Submitter strongly disagrees with:</p> <ul style="list-style-type: none"> The Opportunities and insights – Section 6.2 of the Main report The Key moves – Section 6.3 of the Main report The Implementation plan – Section 6.4 of the Main Report <p>And notes there has been no engagement with the Maaori community in Taupiri.</p>	6.2 – 6.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	<p>Section 2.0 of the Main report explains the engagement Waikato District Council has had with the community as well as the separate but connected engagement Te Huia Natural Resources (Consultant) has had with the Maaori community in the development of the Tangata Whenua Statement and Engagement report.</p> <p>The establishment of the Reference Group, which consisted of Iwi, Hapuu (Inclusive of Taupiri Marae), Community Board, Staff, and Councillors met bi-monthly to discuss matters relating the Structure Plan / Town Centre Plan with a focus to make</p>

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
						sure that the plans are fit for the entire community.
	29.3	General	The Submitter supports: <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1.0	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	Noted
Tukukino George	30.1	General	The Submitter supports: <ul style="list-style-type: none"> The involvement of the Marae through the planning process 	2.0	<ul style="list-style-type: none"> Main Report 	Noted
	30.2	Land use – Parks	The Submitter notes concern with the proposed parks near the marae and the privacy issue it may raise.	3.1.4	<ul style="list-style-type: none"> Appendix 7 – N.H.T Structure Plan & Town Centre Plan – Parks and Facilities Assessment 	<p>Staff contacted the submitter to clarify the proposed park:</p> <ul style="list-style-type: none"> A note within the parks reports which states “Note: Closer to the time of development for park(s) within the Taupiri West area identified, engagement with Taupiri Marae is highly recommended to ensure that good planning outcomes are reached, and the privacy/public interface is adequately managed.” Has been included.

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
	30.3	Opportunities and insights, Key Moves, & Implementation	<p>The Submitter disagrees with:</p> <ul style="list-style-type: none"> The Opportunities and insights – Section 6.2 of the Main report The Key moves – Section 6.3 of the Main report <p>The Submitter notes that there are access points from other traditional paa sites left out, as well as missed tourism opportunities.</p> <p>The Submitter agrees with:</p> <ul style="list-style-type: none"> The Implementation plan – Section 6.4 of the Main Report 	6.2 – 6.3	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure Plan & Town Centre Plan – Urban Design Assessment 	<p>Staff contacted the submitter to clarify the proposed park, tourism opportunities, and paa site concerns:</p> <ul style="list-style-type: none"> No further tourism opportunities were identified Maintenance of paa sites has been raised internally.
	30.4	General	<p>The Submitter Strongly supports:</p> <ul style="list-style-type: none"> The vision outlined in section 1 of the main report 	1.0	<ul style="list-style-type: none"> Main Report 	Noted

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
Merimeri Anania	31.1	General	<p>The Submitter disagrees with:</p> <ul style="list-style-type: none"> The vision outlined in section 1 of the main report <p>The submitter notes that there is a lack of reference to Te Tiriti o Waitangi, or mana whenua and tangata whenua.</p> <p>Acknowledgement needs to be given that the area is in the heard of the Kiingitanga, otherwise it looks as the vision can be applied anywhere.</p> <p>The Submitter notes that the awa reference needs to be more specific, Te Awa o Waikato would be more appropriate.</p> <p>The Submitter notes that “unique histories” is unclear in who that refers to.</p> <p>The Submitter also notes that confusing terminology used throughout the plan, the language needs to be simplified.</p>	1.0	<ul style="list-style-type: none"> Main Report 	<p>The vision was developed with the Reference Group, which consisted of Iwi, Hapuu, Community Board, Staff, and Councillors and further circulated within to the community via the community boards for additional feedback. The specific use of “Unique histories” was purposefully used and agreed on to represent both the Maaori and European history that Ngaaruawaahia, Hophuhopu, & Taupiri have.</p> <p>The reference to the Awa was carefully selected as opposed to Te Awa o Waikato so that the Waipa River was not excluded, as this forms as an important part of Ngaaruawaahia.</p> <p>Reference and alignment to the Te Tiriti o Waitangi and the Kiingitanga was felt as being better addressed within the Tangata Whenua Statement and Engagement Report.</p>
	31.2	Opportunities and insights, Key Moves, &	<p>The Submitter disagrees with:</p> <ul style="list-style-type: none"> The Opportunities and insights – Section 6.2 of the Main report 	6.2 – 6.4	<ul style="list-style-type: none"> Main Report Appendix 9 – N.H.T Structure 	<p>Taupiri Maunga remains a culturally sensitive space and will not be a tourist attraction area.</p>

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
		Implementation	<ul style="list-style-type: none"> The Key moves – Section 6.3 of the Main report <p>Concerns relating to Taupiri Maunga turning into a tourist destination, and raised safety platforms in Taupiri, the Submitter questions the need for the pedestrian crossings.</p> <p>The Submitted notes that the Te Awa Cycle way should stay to Great South Road only.</p> <p>The Submitter is unsure with:</p> <ul style="list-style-type: none"> The Implementation plan – Section 6.4 of the Main Report <p>Concerns relating to increasing rates to implement these projects.</p>		Plan & Town Centre Plan – Urban Design Assessment	<p>Waikato District Council has removed the Te Awa River Ride link to Taupiri Maunga from the proposed projects.</p> <p>The proposed traffic calming measures in Taupiri; inclusive of raised safety platforms aim to pedestrianise the area for future growth making it a more inviting space to walk/cycle. But it is important to note that this might not be a raised safety platform and will be determined closer to the time of construction.</p> <p>As part of Appendix 13.2 the micromobility assessment provides a suite of options for the Te Awa River ride, a more scenic route which will follow the river's edge going north, as well a more direct route that will following Great South Road going north. The determination of what route is more appropriate will be decided closer to the time of construction in the long term.</p>

Public Feedback - Virtual Submission

Submitter	Sub and Point Number	Topic	Submission Summary	Main Report Identifier	More Technical Detail	Staff Feedback
John & Anna Huang	32.1	Transportation - Indicative Roads	The submitter has raised concerns with the location of the indicative road placement over property 682 Kainui Road, Taupiri. The submitter has noted that its placement will be better suited either to the right or left of the property.	N/a	Appendix 13 - N.H.T Structure Plan and Town Centre Plan - Transport Assessment	Waikato District Council has updated the indicative roads map and moved the indicative road off property 682 Kainui Road.