

An aerial photograph of a river valley. A river flows through the center, crossed by a bridge. To the left is a steep, forested hill. To the right is a residential area with houses and a road. The background shows rolling green hills under a cloudy sky.

Ngaaruawaahia, Hopuhopu And Taupiri

Structure Plan

& Ngaaruawaahia Town Centre Plan

2024 - 2054

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Glossary

BDCA - Business Development Capacity Assessment

CPTED - Crime Prevention Through Environmental Design

WTP - Water Treatment Plant

WW - Wastewater

GFA - Gross Floor Area

H2A - Hamilton-Auckland Corridor Plan & Implementation Programme

Ha - Hectares

SQM - Square Meters

HAIL - Hazardous Activities and Industries List

HDCA - Housing Development Capacity Assessment

MDRS - Medium Density Residential Standards

MSP - Hamilton-Waikato Metropolitan Spatial Plan

NES - National Environmental Standards

NIMT - North Island Main Trunk

PBC - Hamilton-Waikato Metro Spatial Plan Transport Programme Business Case

PDP - Proposed District Plan

RT, Rapid Transit - a form of high-speed passenger transport, for example a high frequency bus service

SH1 - State Highway 1

TOD - Transit Orientated Development

UoW - University of Waikato

Waikato 2070 - The Waikato District Council Growth & Economic Development Strategy

WWTP - Wastewater Treatment Plant

1 Setting the Scene

1.1 Introduction

Ngaaruawaahia, Hopuhopu and Taupiri are small settlements/towns in the Waikato region of the North Island. Ngaaruawaahia is located 20 kilometres north-west of Hamilton at the confluence of the Waikato and Waipaa Rivers, adjacent to the Hakarimata Ranges. Ngaaruawaahia is home to approximately 8200 residents and Taupiri to 700 residents¹ and is connected to Hamilton by Great South Road (formerly State Highway 1, SH1) and the regionally recognised Te Awa River Ride. Tangata whenua for Ngaaruawaahia are Tuurangawaewae Marae (Ngaati Mahuta and Ngaati Te Wehi) and Ngaati Tamainupoo. Turangawaewae Marae is also a nationally significant marae, as well as being the headquarters for the Kiingitanga. Tangata whenua for Taupiri are Taupiri Marae (Ngaati Kuiaarangi, Ngaati Mahuta, Ngaati Tai and Ngaati Whaawhaakia). Taupiri is located at the foot of Taupiri Maunga (Mountain), also known as 'Taupiri-Kuao', and the mountain is sacred to Taupiri and Maaori alike. The mountain is the final resting place for members of the prominent Maaori family.

1.2 Vision and Strategic Direction

The vision and principles for Ngaaruawaahia, Hopuhopu and Taupiri were developed over two sessions with the "Structure Plan Reference Group"² to ensure thorough discussion and input from all participants. Due to the close relationship between the three towns/settlements, the group determined that the same vision and principles should cover them.

The overarching vision for Waikato District Council is "We work together as a district to build liveable, thriving and connected communities as our district grows." This vision served as the foundation for developing a more place-specific vision for the three settlements. By engaging with the community and seeking their input on their desired future for Ngaaruawaahia, Hopuhopu, and Taupiri, an overarching vision that reflects the aspirations and direction of these towns was established. The vision highlights the importance of these places being understood together – acknowledging the relationships between them. It speaks to the rich history of the area and the opportunities of the townships/settlements linked by Te Awa o Waikato.

- 1 University of Waikato. (2021). 2018-base SA2-level population, family and household, and labour force projections for the Waikato region, 2018-2068.
- 2 The Structure Plan Reference Group developed the Vision for the Structure Plan / Town Centre Plan in collaboration with key partners which included: Tangata Whenua, Community Boards, Councillors, and Staff. Ngaaruawaahia, Hopuhopu & Taupiri Urban Design Assessment, 2024.

"To create opportunities for the communities of Ngaaruawaahia, Hopuhopu, and Taupiri and their descendants, connected through the landscape, the awa, and collective yet unique histories."

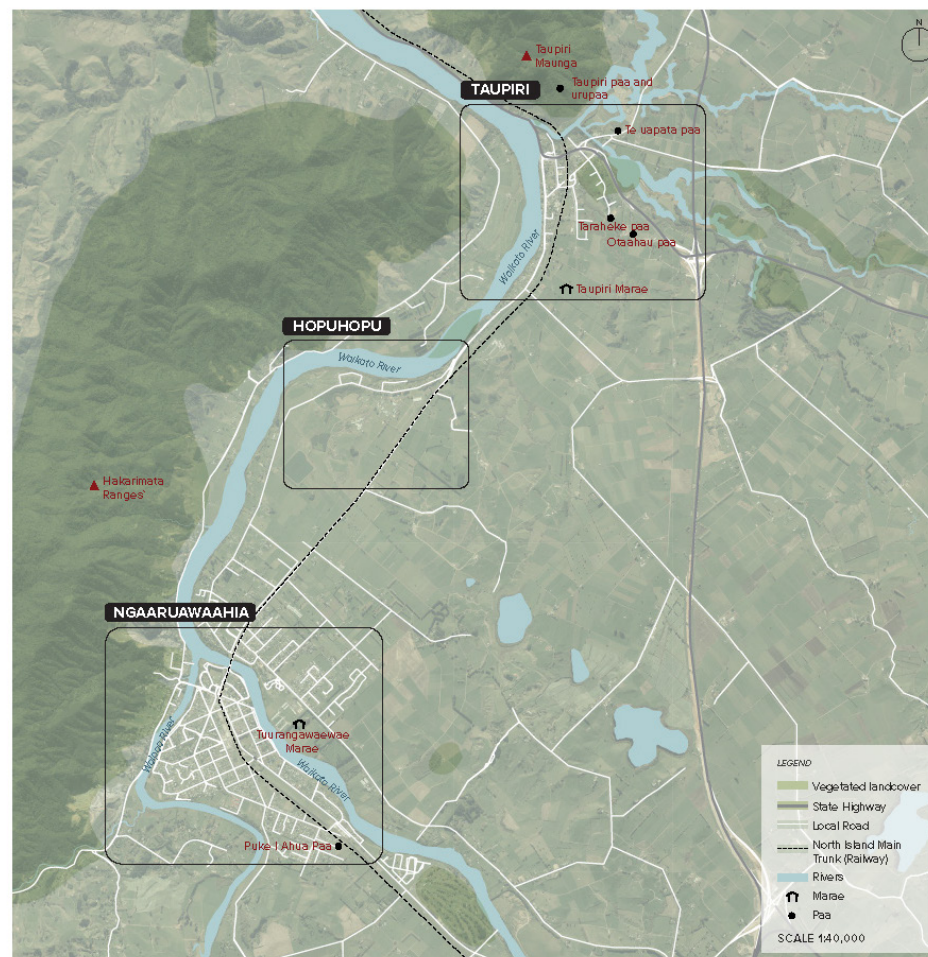


Figure 1-1: Structure Plan Area - Ngaaruawaahia, Hopuhopu, and Taupiri

Principles



Connected Communities

Promote safe, efficient and attractive active mode connections to encourage walkability and reduce car dominance.



Identity

Strengthen the strong sense of identity and character of the place.



Natural Environment

Celebrate and connect communities to blue-green networks and significant cultural areas supporting recreational use and preserving local identity.



Growth and Economy

Support projected growth with well connected services, amenities and commercial opportunities to fit the needs of the community.

Outcomes



Create clear and accessible connections to places people want to go.



Support easy and safe access by active modes and public transport for people of all ages and abilities.



Deliver resilience and respond to a changing climate.



Provide places for people to meet and connect.



Investments in our towns to enable us all to reduce our carbon footprint.



Weave the presence of the rich natural landscape into the local context.



Share the rich history of places.



Respond respectfully to culturally significant sites and landscapes.



Recognise and celebrate Kiingitanga.



Protect and enhance our natural environment.



Provide residents of our towns easy access and connection to the natural environment.



Bring the natural environment into and through our towns.



Focus on the development of a strong commercial core in our towns.



Invest in the infrastructure to support access to, and enjoyment of the town/village centre.



Enable and support the development of key sites to encourage increased vibrancy, vitality and amenity in the town/village centre.



Purpose of the Ngaaruawaahia, Hopuhopu and Taupiri Structure Plan

A structure plan is a guiding framework for the development or redevelopment of an area that will help define the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), constraints and key features that influence the effects of development are also considered and managed.

Purpose of the Ngaaruawaahia Town Centre Plan

A town centre is more than just a place where people shop and work. It's the 'heart' of the town or city where the community and visitors can enjoy socialising and recreation. A town centre plan is a strategic roadmap for developing and managing a town or city's central area. It's a detailed document that outlines specific goals and actions to revitalise and enhance the vitality, functionality, and attractiveness of the town centre by encouraging a mix of uses, prioritising public transport and walkability, promoting sustainable development, planning for growth, fostering a sense of place, and celebrating creativity and innovation.



1.3 Statutory and Non-Statutory Consideration

Regional Strategy Frameworks

Future Proof Strategy³

The *Future Proof Strategy* is a 30 year growth management and implementation plan specific to the Hamilton, Matamata-Piako, Waipaa and Waikato sub-region within the context of the broader Hamilton - Auckland Corridor (H2A), the Hamilton to Tauranga Corridor and Hamilton - Waikato Metropolitan areas.

The *Future Proof Strategy* was recently updated to include the *Hamilton to Auckland Corridor Plan* and the *Hamilton-Waikato Metropolitan Spatial Plan* (HWMSP). These plans are being brought into alignment with the future proof guiding principles:

- 1 Effective partnerships, leadership, and implementation.
- 2 Vibrant city centres connected to thriving towns, villages and rural communities.
- 3 Protection of the natural environment.
- 4 Affordable and sustainable resources use.
- 5 Productive partnerships with tangata whenua/mana whenua.
- 6 Emission reduction and climate change.

Future proof is about how the area should develop in the future. The strategy is underpinned by several fundamental principles that give effect to the strategy and its implementation. The ongoing application of these principles is key to effective implementation. The principles should be used in assessing and measuring proposals against the strategy and any subsequent changes made.

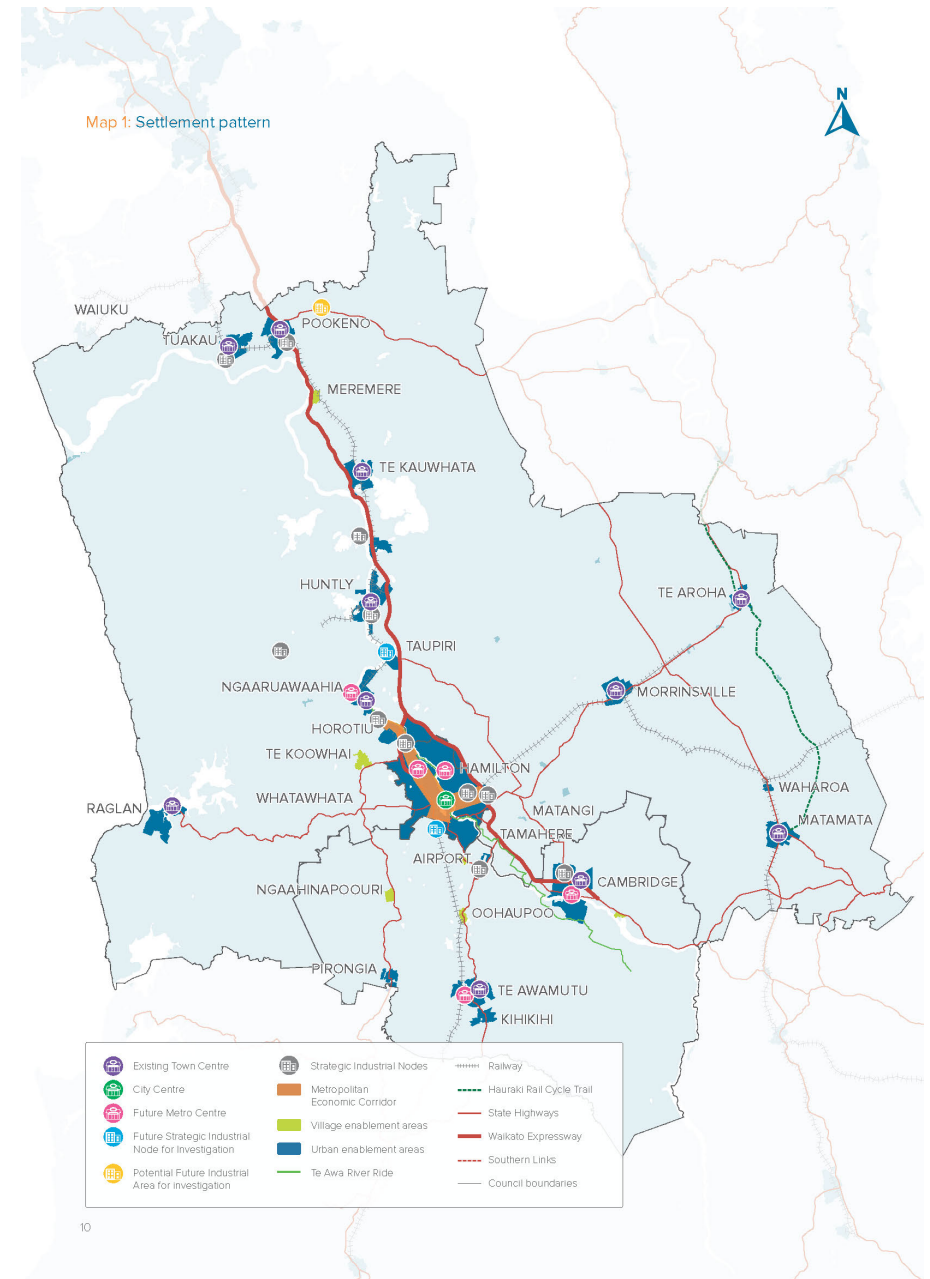


Figure 1-2: Future Proof Strategy

A Transport Programme Business Case (PBC), developed to deliver on the *Hamilton-Waikato Metro Spatial Plan* (HWMSP), focuses on implementing:

- Rapid transit
- Land use intensification
- Walking and cycling (including micromobility)
- Freight hubs
- Shared bus and freight lanes
- Supporting interventions, including a regional and rural access programme and park-and-ride

Ngaaruawaahia, as part of the HWMSP PBC, links into the priority Rapid Transport Corridor 1 north (RT1 north), which looks to provide frequent bus services between Huntly and Ngaaruawaahia connecting to further rapid transit (RT) services in Hamilton. Designated RT corridors within the Hamilton city footprint area will be considered as part of more detailed business cases.

The short term (1–3 years) transport and land use change opportunities relevant to Ngaaruawaahia include:

- Integrate compact urban form requirements – Transport oriented development (TOD) nodal type development, which is relevant to the town centre.
- Investment in micromobility (walking and cycling connections).
- Route protection for and implementation of Rapid Transport Corridor 1 north (RT1) with consideration of frequent bus services from Ngaaruawaahia into Hamilton.

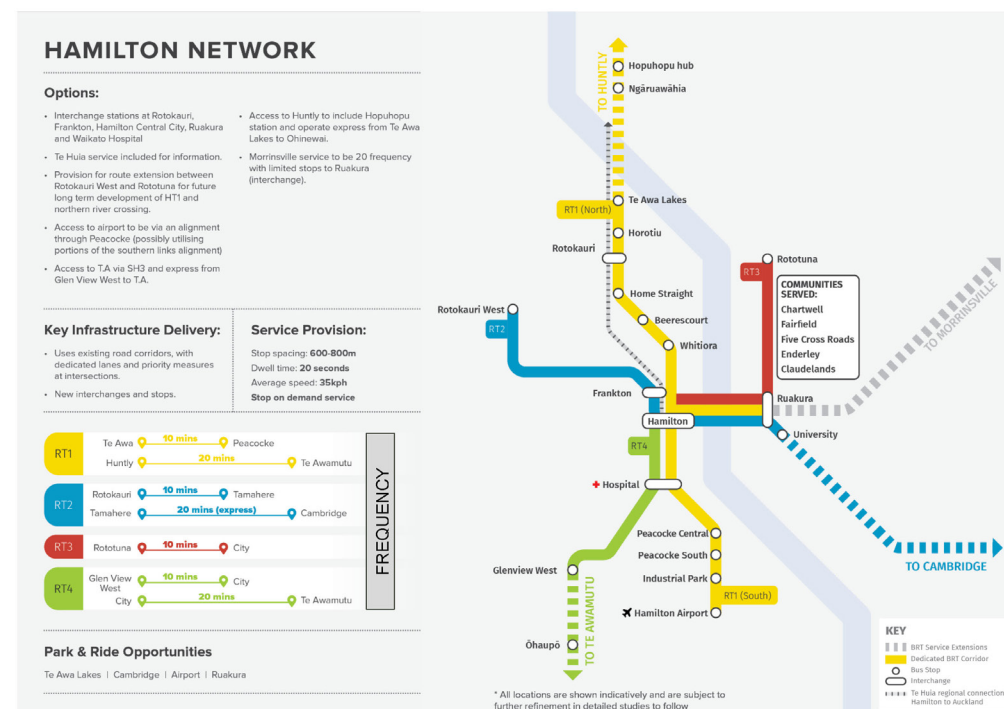


Figure 1-3: Hamilton-Waikato Metro Spatial Plan Transport Programme Business Case (PBC)⁴

Te Ture Whaimana (Vision and Strategy)⁵

The Waikato River Authority was established in 2010 as the custodian of the *Vision and Strategy for the Waikato River* primary direction-setting document. The strategy responds to four fundamental issues.

- 1 The degradation of the Waikato River and its catchment has severely compromised Waikato River iwi in their ability to exercise mana whakahaere (community ownership and autonomy) and conduct their kawa (practices) according to tikanga (principles).
- 2 Human activities along the Waikato River and throughout its catchment areas have degraded the river – affecting the relationships and reducing the aspirations of Waikato River communities.
- 3 The natural processes of the Waikato River have been altered over time by physical intervention, land use and subsurface hydrological changes. The cumulative effects of these uses have degraded the Waikato River.
- 4 It will take commitment and time to restore and protect the health of the Waikato River.

Embedded within the document are actions, referred to as strategies, which detail how objectives are to be met. In principle, key themes are to incorporate maatauranga Maaori through the restoration and enhancement of the river, manage adverse effects on the Waikato River appropriately, establish and maintain relationships with an interest in advancing, restoring and protecting the health of the Waikato River.

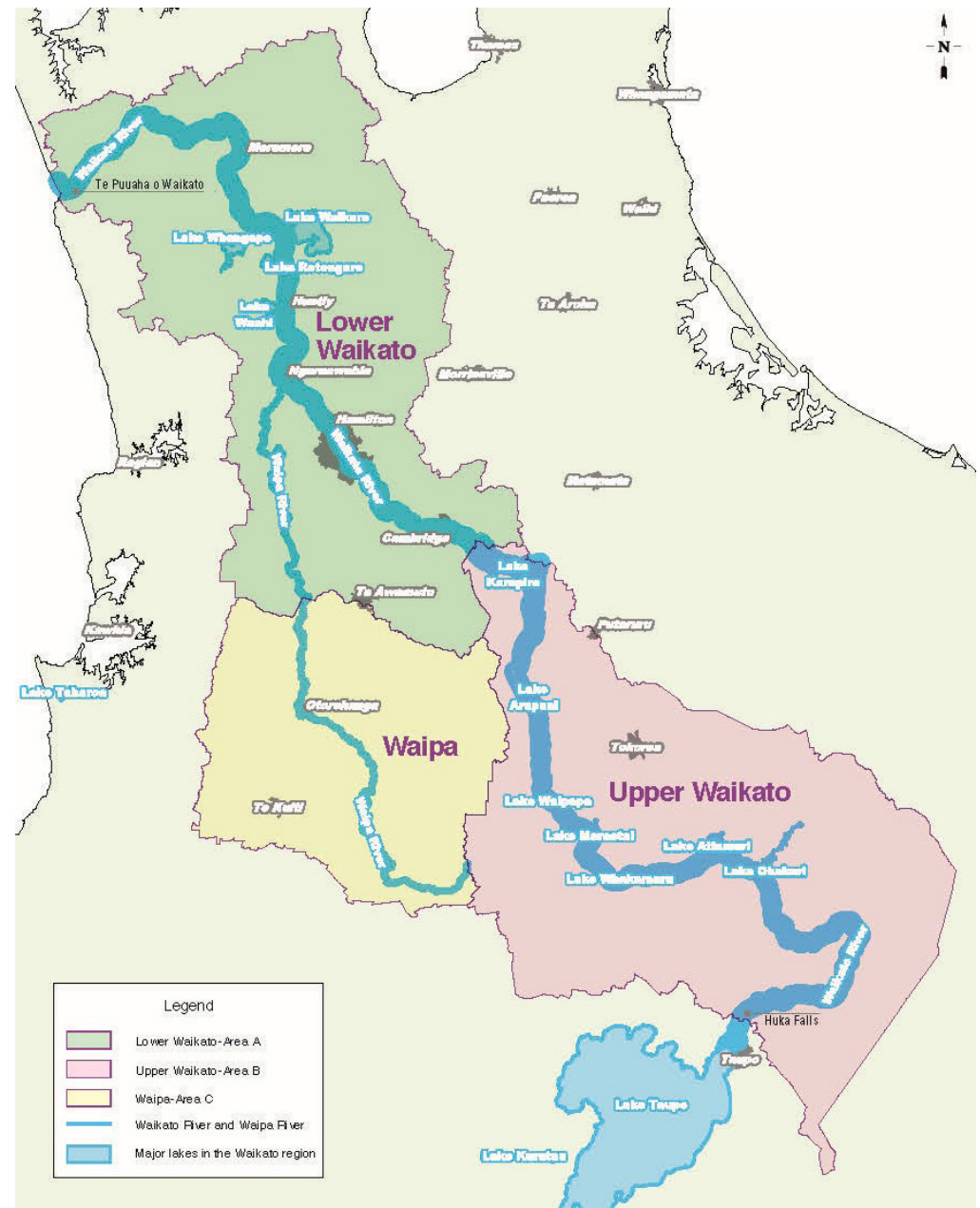


Figure 1-4: Te Ture Whaimana (Vision and Strategy)

Local Strategy Frameworks

The Waikato District Council Growth & Economic Development Strategy (Waikato 2070)⁶

Waikato 2070 (Waikato District Council Growth & Economic Development Strategy) has been developed to provide guidance on appropriate growth and economic development that will support the wellbeing of the district. *Waikato 2070* provides a long-term plan to achieve the Waikato District Council's vision of creating liveable, thriving, and connected communities and is based around four key themes which are our Focus Areas:

- Grow Our Communities
- Build Our Businesses
- Embrace Our Identity
- Empower Our People

The strategy details spatially where and when development (residential and employment) can occur in the district, aligned with our four Focus Areas.

Ngaaruwaaahia is identified as an existing business cluster focused on services and industry and is a preferred location for a mass-transit station within the medium to long-term. In support of the mass-rapid transit medium-density (10–30 years) residential development consisting of townhouse/duplex/terraces has been identified in and around the Ngaaruwaaahia town centre.

Taupiri is identified as an area of both residential and industrial growth. Being strategically located along SH1 and the new Taupiri interchange, the area is well suited for industrial development. Job opportunities created with new industry will create demand for residential development.

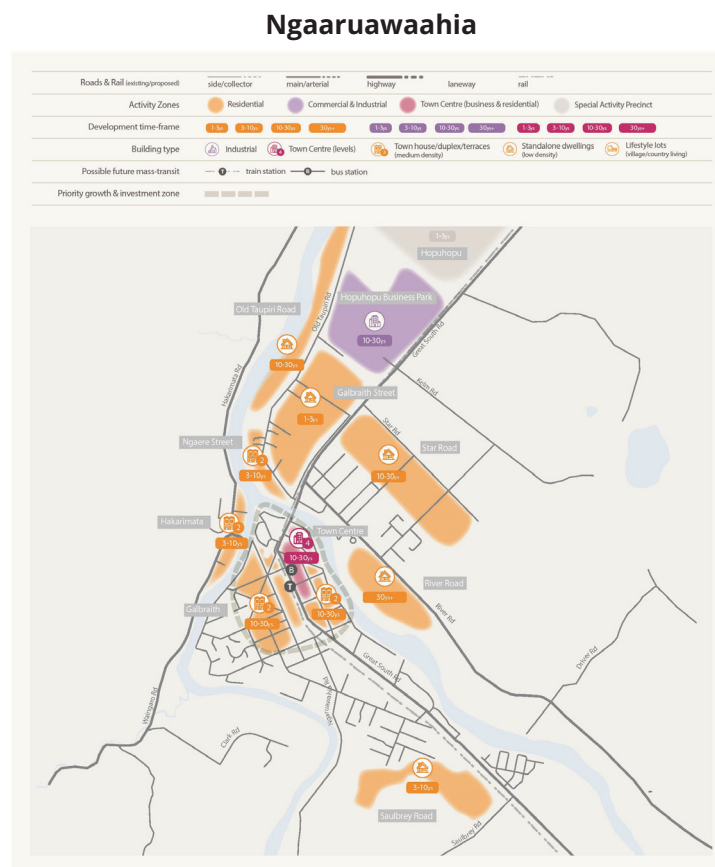


Figure 1-5: Waikato 2070 - Ngaaruawaahia

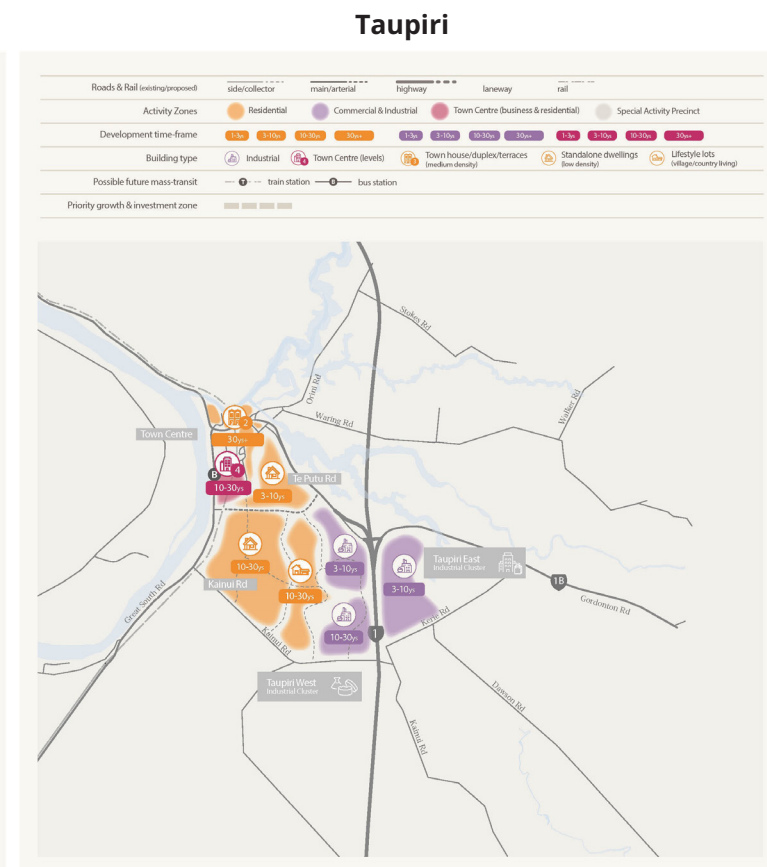


Figure 1-6: Waikato 2070 - Taupiri

6 https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/strategies/waikato-2070.pdf?sfvrsn=d25e88c9_4

Local Area Blueprint Initiative⁷

The aim of the Local Area Blueprint Initiative (blueprint) is to provide a high-level 'spatial picture' of how the district could progress over the next 30 years, address the community's identities, social, economic, and environmental needs, and respond to its regional context. The blueprint provides the Waikato District Council with an effective and legible tool to move from vision to strategy, and from strategy to action by setting out specific, prioritised initiatives at the district and local level.

Ngaaruawaahia – Top Priority Initiatives

- Undertake strategic conversations around Council-owned land and halls for the reinvigoration of community assets (1).
- Work with relevant entities to support the strategy for youth initiatives.
- Undertake initiatives to ensure tidy commercial and industrial street frontages.
- Provide longer distance walking and cycling connections to Te Otamanui, Glen Massey (8), the eastern side of the Waikato River to Horotiu (9), and Taupiri (10).
- Progress opportunities for a new community hub.
- Build a strong identity based on the river corridor, and the unique qualities of the local area.

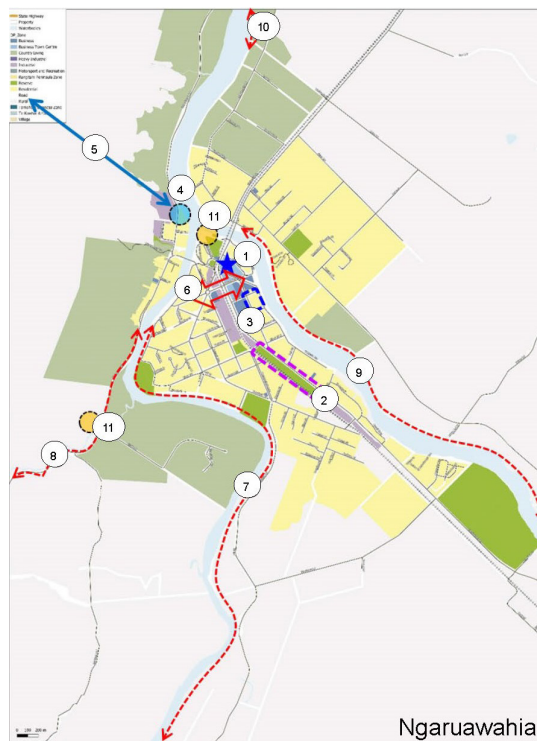


Figure 1-7: Blueprints - Ngaaruawaahia

Taupiri – Top Priority Initiatives

- Develop a town centre plan to address fragmentation and services required to support employment and residential growth. Consider the impact of a new service centre at the interchange and the new entrance into Taupiri from the expressway.
- Allow for the continuation of the Te Awa cycle trail.
- Build a strong identity based on the river corridor, and the unique qualities of the local area.
- Investigate the opportunity for industrial land.



Figure 1-8: Blueprints - Taupiri

7 <https://www.waikatodistrict.govt.nz/your-council/plans-policies-and-bylaws/plans/blueprints/local-area-blueprints>

Other Technical Documents

In addition to the regional and local strategy documents, several supporting technical documents have been developed/updated that underpin the structure plan and town centre plan assessment. The supporting technical documents include:

- Economics Assessment – Appendix 1
- Geotechnical Assessment – Appendix 2
- Ground Contamination Assessment – Appendix 3
- Landscapes Assessment – Appendix 4
- Tangata Whenua Statement and Engagement Report - Appendix 5
- Water and Waste Assessment – Appendix 6
- Parks and Facilities Assessment– Appendix 7
- Crime Prevention Through Environmental Design – Appendix 8
- Urban Design Assessment – Appendix 9
- Archaeological Assessment – Appendix 10
- Heritage Assessment – Appendix 11-11.2
- Heritage and Notable Trees Addendum Assessment– Appendix 12
- Transport Assessment – Appendix 13-13.2
- Stormwater Assessment – Appendix 14



2 Consultation / Engagement Summary

2.1 Tangata Whenua Engagement

To support the development of the Structure Plan and Town Centre Plan, an independent cultural values assessment (CVA) was undertaken by Te Huia Natural Resources Ltd. This involved engagement and koorero with Tuurangawaewae, Ngaati Tamainupoo, Taupiri Marae and Waikato-Tainui. Through the various hui held, the outcomes and stories were identified and highlighted within the Tangata Whenua Statement and Engagement Report.

Complementary to this, Waikato District Council undertook engagement and consultation through a number of forums as part of the wider Structure Plan and Town Centre Plan including surveys, focus group sessions, open days, workshops, and attendance at public events such as Tainui Games and Tuurangawaewae Regatta.

2.2 Community Engagement

Formal engagement with the community started in September/October 2022 with the release of the mana whenua and wider community surveys which helped provide background information into community identity and cultural aspirations.

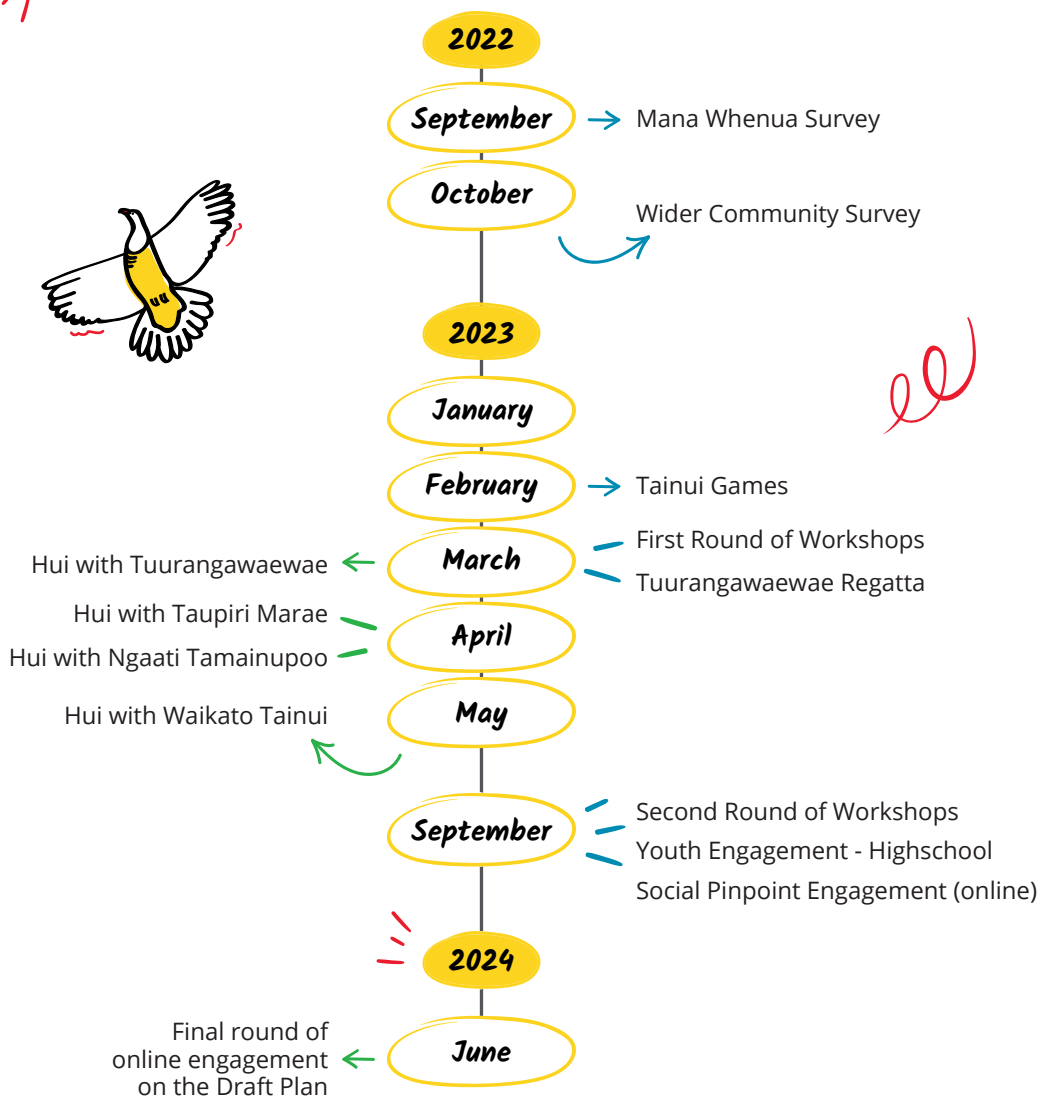
Council attended the Tainui Games in February 2023 where the participation of many tamariki (children) offered a unique chance to seek their perspective on what they value within their community and their home.

The first round of community open days was held in March 2023 in Ngaaruawaahia, Hopuhopu, and Taupiri where the community took part in identifying opportunities and issues as well as offering thoughts and suggestions on ideas for the future of their community. The attendance at the Tuurangawaewae Regatta in March 2023 provided an unparalleled amount of input which would build on other engagements to help inform a projects list.

The second round of community open days were held September 2023 in Ngaaruawaahia and Taupiri where the community were given the opportunity rank draft proposed projects were of importance to them and those that they were least supportive of. This exercise was also done via Social Pinpoint online platform to give those that could not attend an opportunity to contribute. A youth session was also held at the Ngaaruawaahia High School and follow up focus group sessions with hapuu representatives to confirm proposed projects.

Independent Engagement (Te Huia Natural Resources)

Council Engagement





Ngaaruawaahia

3 Ngaaruawaahia

3.1 Site Context

Ngaaruawaahia is the largest of the three settlements (including Hopuhopu and Taupiri), located about 22 minutes' drive north of Hamilton at the confluence of the Waipaa and Waikato Rivers. Hopuhopu and Taupiri are located to the north of Ngaaruawaahia along Great South Road, with Horotiu located south of Ngaaruawaahia along Great South Road. The North Island Main Trunk (NIMT) railway line passes through Ngaaruawaahia.

The natural landscape surrounding Ngaaruawaahia is dominated by the Waikato and Waipaa rivers and the Hakarimata Range. These have significant cultural value to the local iwi, Waikato Tainui, and Maaori generally.

Ngaaruawaahia has been an important Maaori settlement for centuries. In 1858 the first Maaori King, Pootatau Te Wherowhero, was crowned in Ngaaruawaahia, establishing his headquarters on a point between the confluence of the Waikato and Waipaa rivers. Ngaaruawaahia was occupied by troops after the battle of Rangiriri in November 1863 and was settled by Europeans in 1864. Ngaaruawaahia is home to the Maaori Kiingitanga and, as a river-based settlement, is one of the oldest settlements in the district.

The town currently comprises mostly residential with some commercial and limited-service industrial activities in the town's central area. Over the last few years, there has been a new interest in development in Ngaaruawaahia from a residential and business point of view. It does appear that the favourable location of the town is being re-discovered with a growing number of visitors using the Hakarimata Range for recreation and people exploring the 70km Te Awa cycle trail (Ngaaruawaahia to Horahora) and local history.



Figure 3-1: Ngaaruawaahia Township⁸

Site Photos

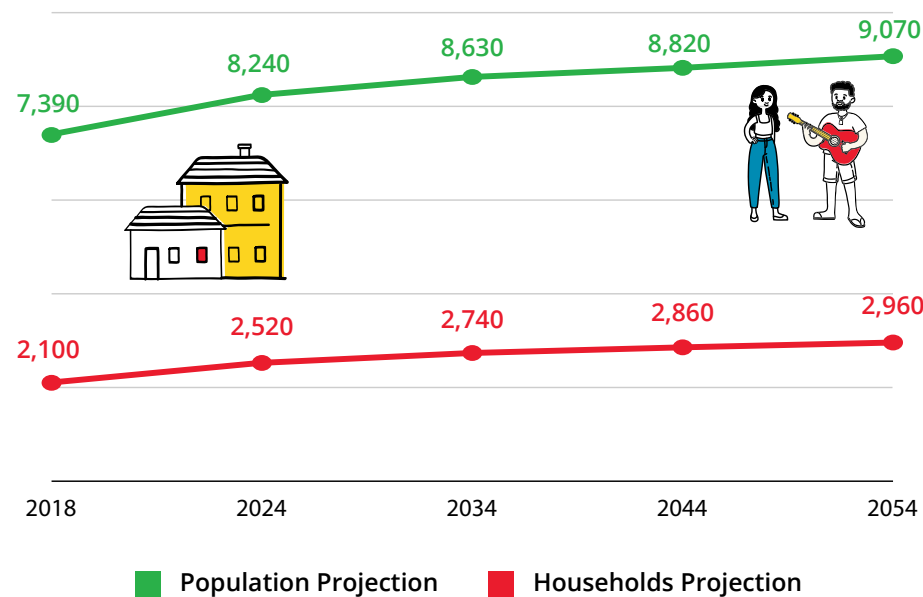


3.1.1 Population Growth, Market Viability and Development Pressures¹⁰

Growth

Ngaaruawaahia’s population in 2024 is estimated at 8,200, based on projections from the University of Waikato (2021). The town is expected to see steady growth, reaching approximately 9,000 by 2050.

Ngaaruawaahia



(University of Waikato, 2021)

In addition to these projections, Waikato 2070 Council’s Growth and Economic Development Strategy presents a more aspirational growth scenario, suggesting that Ngaaruawaahia’s population could reach 12,000 by 2070.

The 2023 Future Proof - Housing and Business Development Capacity Assessment further explored population growth, using the District Plan Zoning and the future land use patterns identified in Waikato 2070. According to this assessment (refer to Table 3.1), the likely population for Ngaaruawaahia is projected to rise to 8,730 by 2032 (medium term) and to 14,660 by 2052 (longer term).

Table 3.1: Population Growth Scenario

Population			
Scenario	Current Population	Likely Additional Population	Likely Future Population
Medium Term (2022-2032)	8,240	480	8,730
Long Term (2022-2052)	8,240	6,420	14,660

(Market Economics, 2023 & University of Waikato, 2021)

A possible future for Ngaaruawaahia is the implementation of Variation 3¹– enabling housing supply. Variation 3 implements the medium density residential standards (MDRS) and provides for three houses up to three stories high subject to meeting other rules in the proposed plan. Whilst MDRS provides for a wide range of housing typologies, reports prepared by Market Economics for Variation 3 indicate most development in the short to medium term will be one house on a section. Table 3.2 illustrates two different scenarios with different potential uptakes of MDRS where it is commercially feasible/infrastructure ready. A more realistic uptake of this commercially feasible capacity is around 5% to 10%, which could generate a capacity equivalent to 2,700 people over the long term.

10 Tables contained within this section have been rounded to the nearest 10, some totals may not accurately sum due to the rounding.

Table 3:2: MDRS Scenario Projections

Uptake	Scenario (Excluding Urban Fringe)		Scenario (Including Urban Fringe)	
	Commercially Feasible Capacity	Population Equivalent ¹¹	Commercially Feasible Capacity	Population Equivalent
100%	10,100	27,300	6,500	17,600
50%	5,100	13,600	3,300	8,800
25%	2,500	6,800	1,600	4,400
10%	1,000	2,700	700	1,800
5%	500	1400	300	900

(Market Economics, 2023)

For the discussion of growth, it is also important to understand the demand and overall picture of sufficiency within Ngaaruawaahia. Table 3:4 illustrates demand against reasonably realised capacity and shows that Ngaaruawaahia has a shortfall over the short and medium term but is in a surplus over the long term. It is important to note that this analysis does not include the additional capacity that will be enabled as part of variation 3 – enabling housing supply, so it is likely that the capacity that is generated from that will contribute to the medium-term and long-term capacity only, given the timing of when variation 3 is likely to become operative.

Table 3:3: Ngaaruawaahia Sufficiency Assessment

Timing	Demand + Margin	Reasonably Realised Capacity	Sufficiency
Short Term (2022-2025)	300	20	-280
Medium Term (2022-2032)	500	180	-320
Long Term (2022-2052)	1,800	2,380	580

(Market Economics, 2023)

11 These numbers are reached through a dwelling assumption of 2.7 persons per household.

Commercial and Retail Development

The retail catchment for Ngaaruawaahia is expected to continue to grow at a steady pace over the next 30 years¹². The retail catchments are areas that are connected to the townships and represent where the townships would derive most of its customers. It is estimated that the retail catchment currently has a population of 13,950 which represents a 32% growth rate above the 2013 population base. This is expected to grow to just over 20,000 by 2053, with a 44% increase between 2023 and 2053. This is considered robust growth.

Ngaaruawaahia will not require any net additional commercial/retail zoning as there is sufficient capacity (largely vacancies) to meet expected demand. Any additional commercial/retail zoning puts the town centre at risk of being diluted, pulling business from the economic centre and shifting the focus. It has been noted that there is ample opportunity to capitalise on the vacancy rates within the Ngaaruawaahia Town Centre, with the highest concentration of vacancy around Jesmond Street (Main Street).

With the release of the proposed Waikato District Plan (decisions version) the commercial/retail zones provisions have been revamped making it more permissive to develop, which opens more opportunities to see a variety of different shops in the future, this being highly sought after in our initial structure plan/town centre survey. The new business town centre zone allows for residential development to occur on the above floors, enabling mixed used development which supports the needed density required for an active economic core.

From a town planning perspective, there is also opportunity to improve the economic viability of the town centre through:

- Improving the shopping experience through the built form and the public realm.
- Focus on creating a memorable experience for the customer.
- Consolidate the town centre, improving walkability, vitality and focus activities in appropriate areas.

The full Market Assessment can be found in Appendix 1.

12 Ngaaruawaahia and Taupiri Centres overview – Market Assessment



Industrial

As shown in the *Future Proof 2023 Business Development Capacity Assessment*¹³, Ngaaruawaahia (including Taupiri) has capacity to meet demand over all stated time periods. It has also been noted that there is opportunity to cater for external demand from Huntly, as Huntly is likely to face supply issues across all time periods. It is important to note that this would not affect the net growth but just the redistribution of it.

Noteworthy is Ngaaruawaahia’s strategic location in relation to Horotiu which is a five minute drive south. Ngaaruawaahia currently has approximately 16 ha of industrial land and Horotiu currently has approximately 179 ha of industrial zoned land. To cater for the future industrial demand, an indicative additional 200 ha is identified in *Waikato 2070* for Horotiu. For this reason, and its access to SH1, Horotiu is a strategic industrial node for the sub-region providing significant industrial zoning and employment opportunities to the surrounds. This is recognised in the *Future Proof Future Development Strategy 2024-2054*.

Table 3:4: Waikato District Industrial Space Sufficiency Summary – GFA sqm

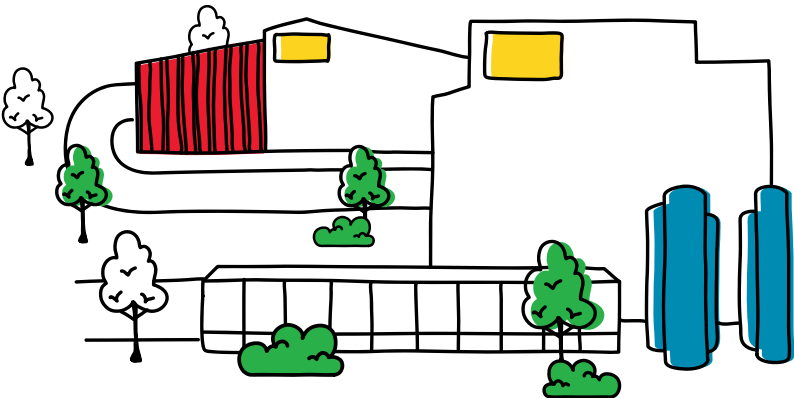
Waikato District Industrial Space Sufficiency Summary (GFA sqm)									
Area	Demand			Total GFA Capacity			Sufficiency		
	Short Term	Medium Term	Long Term	ODP	PDP	Waikato 2070	Short Term	Medium Term	Long Term
Ngaaruawaahia	3,158	11,184	35,522	115,114	194,165	801,464			

(Market Economics, 2024)

Table 3:5: Waikato District Industrial Space Sufficiency Summary - ha

Waikato District Industrial Space Sufficiency Summary (ha)									
Area	Demand			Total GFA Capacity			Sufficiency		
	Short Term	Medium Term	Long Term	ODP	PDP	Waikato 2070	Short Term	Medium Term	Long Term
Ngaaruawaahia	0.8	2.7	8.5	30.1	54.8	209.3			

(Market Economics, 2024)

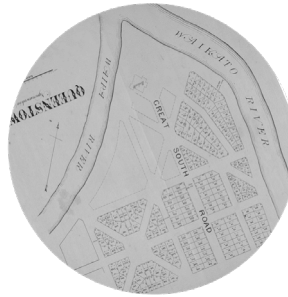


3.1.2 Urban Form and Site Features

During 1864 the town now known as Ngaaruawaahia was surveyed and laid out for the first time with what is currently known as Great South Road (formerly SH1). It aligning directly to the junction of the two rivers (Waikato and Waipaa), and the inclusion of a street layout of a Union Jack pattern to the east of Great South Road.

Today, the main elements shaping the urban form of Ngaaruawaahia is still Great South Road, the North Island Main Trunk railway line (both running north/south through the town centre causing severance), the Hakarimata Ranges, and the confluence of the Waikato and Waipaa Rivers.

The grain of a town, represented by its building footprints, provides valuable insights into its urban layout and historic development patterns. In the case of Ngaaruawaahia, variation in the building sizes and shapes indicate different land uses within the town. Large, uniform footprints suggest retail or industrial areas, as found within the Ngaaruawaahia Town Centre, while smaller, irregular footprints indicate the surrounding residential areas. Larger footprints with more space between them suggest lower density, for example, the rural lifestyle zone to the north-east of town.



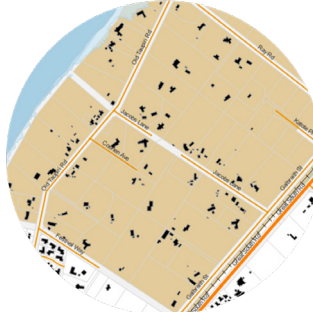
Town Centre / Industrial



Residential Area



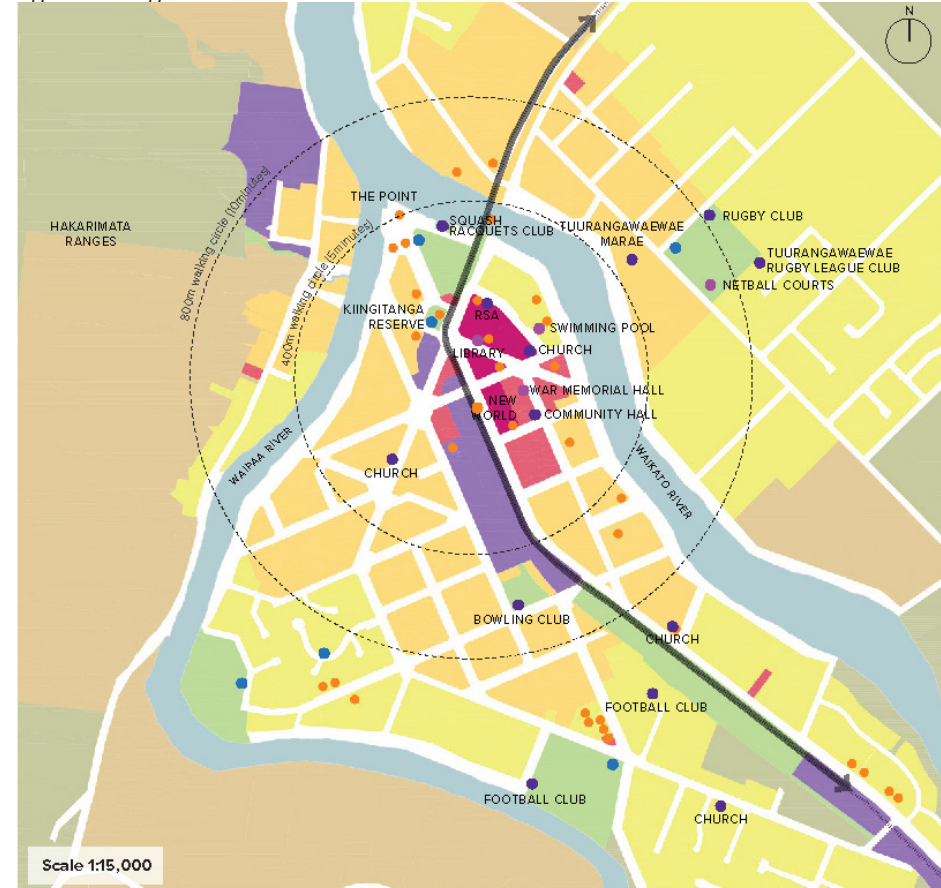
Rural Residential



The Township of Ngaaruawaahia extends from the entry to the town and from the south to the joining of the Waikato and Waipaa Rivers. Areas of urbanisation to the north-west over the Waipaa River and larger areas of residential

development to the north-east of the Waikato River also form part of what is considered the Ngaaruawaahia Township.

Figure 3-2: Ngaaruawaahia Site Features¹⁴



Commercial development is focused on the town centre, however there are areas of industrial and commercial land use to the west of the NIMT and to the south. Residential intensification is signalled within a walkable catchment of the town centre, which will increase the number of people with good access to the town centre.

The 800m walking circle shown on Figure 3-2 is the distance that can generally be covered by a 10 minute walk, meaning that a large area of the town is within a walkable distance of the town centre.



3.1.2.1 Land Use / Zoning Changes

As part of the structure plan/town centre process, consideration is given to the existing land use pattern to determine if it is still fit for purpose. Within the context of Ngaaruawaahia, there will be minimal recommended changes due to the recent proposed District Plan decisions with many of the land use changes being addressed already. The recommended changes shown below are generally small in nature, with the largest to the north of Ngaaruawaahia (Galbraith).

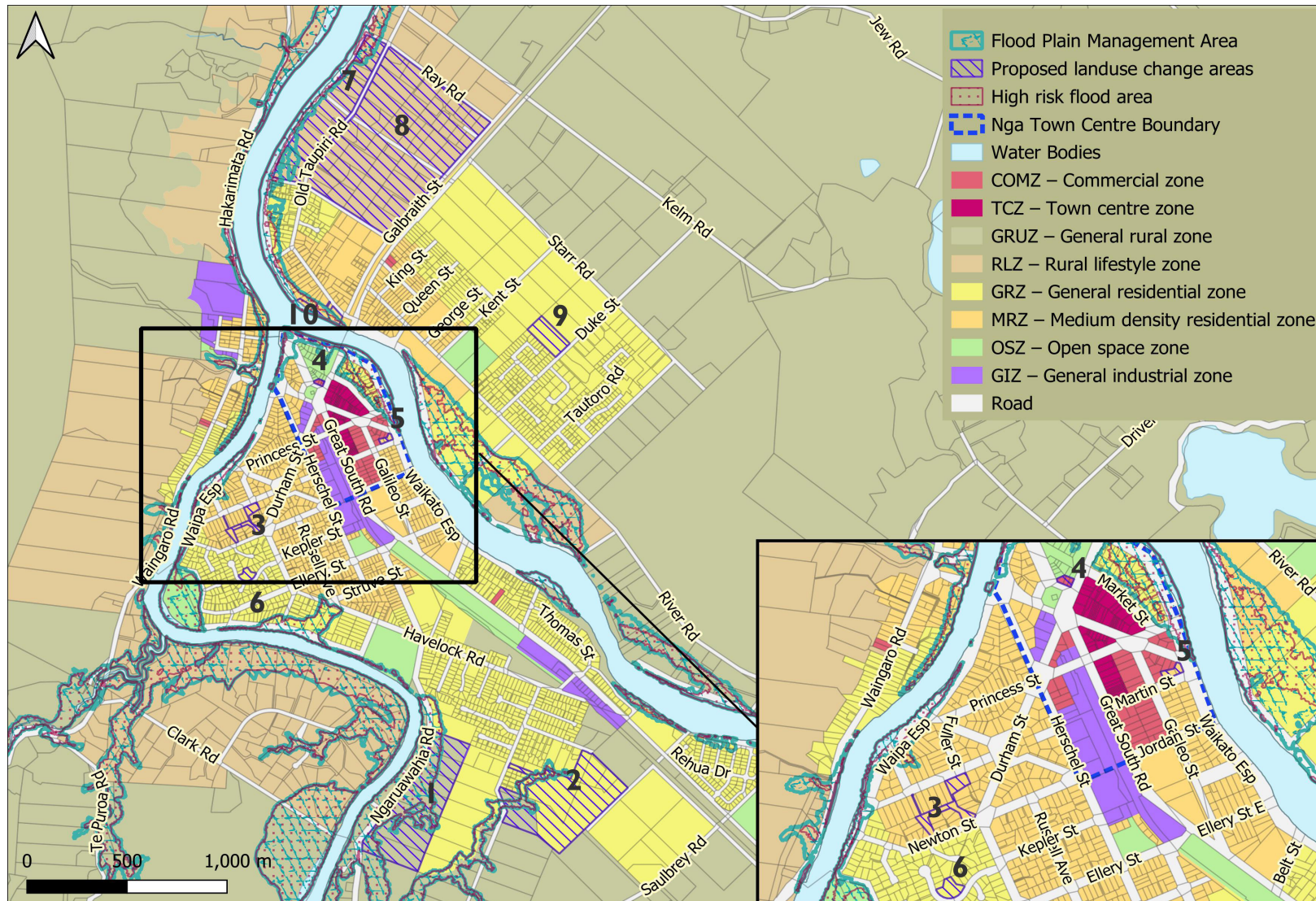



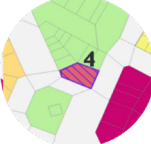
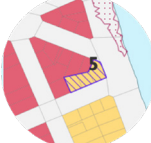




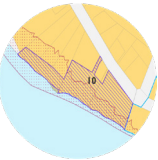


Figure 3-3: Ngaaruawaahia – Land Use before recommended changes

Proposed Land Use Changes

	Area Zone Change	Timing	Notation
	1 General Rural Zone › General Residential Zone.	Short Term	<p>The extent of this proposed change relates to properties 99a, 127, 129, 159, 161 Ngaarua Road, and 18 Rangimarie Road.</p> <p>This area of land 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. At the time of considering the zoning in the District Plan, justification will be required to meet legislative requirements.</p> <p>The area within the high-risk food area is to remain General Rural Zone, with the rest proposed to be rezoned to General Residential Zone. The extent of the change is to align with the surrounding zoning and provide a more pragmatic land use pattern.</p>
	2 ENV-2022-AKL-00030 (Appeal) to resolve land use.	N/A	<p>Properties 29c Rangimarie Road, 30, 44, 46 Jackson Street, and parts of 86 Saulbrey Road are under appeal, the determination of the land use will be left to the appeals process.</p>
	3 Medium Density Residential Zone › Open Space Zone.	Short Term	<p>The extent of this change relates to property numbers 1010313 and 1010469. The area is currently used as Open Space Zone, the proposed zone change is to align with its current use.</p>
	4 Commercial Zone › Open Space Zone.	Long Term	<p>The extent of this proposed change relates to properties 1 Waingaro Road. The extent of this proposed change is to align with the surrounding zoning and provide better adjacent land use compatibility as well as further opportunity to expand the Open Space Zone at The Point.</p>
	5 Medium Density Residential Zone › Commercial Zone.	Long Term	<p>The extent of this proposed change relates to 1 Martin Street and 17 Waikato Esplanade. The extent of this proposed change is to align with the surrounding zoning and provide better adjacent land use compatibility and a more pragmatic land use pattern.</p>

	6 General Residential Zone › Open Space Zone.	Short Term	The extent of this proposed change relates to property number 2009211. The area is currently used as Open Space Zone, the proposed zone change is to align with its current use.
	7 Rural Lifestyle Zone › General Residential Zone.	Short Term N/A	The extent of this proposed change relates to properties 101, 109, 111, 199, 123, 127, 145, 149, 161, 165 Old Taupiri Road. As per the outcome of appeal ENV- 2022-AKL-000068, the area within the high-risk flood area is to remain Rural Lifestyle Zone, with the rest rezoned to General Residential Zone. The General Residential Zone (subject to Variation 3 decision) aligns with Waikato 2070 and planning principles for town expansion.
	8 Rural Lifestyle Zone › General Residential Zone.	Short Term	The extent of this change relates to properties 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 Katote Place, 63, 82a, 84, 91, 93, 94, 96a, 96b, 104, 106, 116a, 116b, 126, 138, 146, 152, & 164 Old Taupiri Road, 14, 24, and 26 Ray Road, 10, 15, 18, 21, 23, 24, 28, 29, 37, and 50 Jacobs Lanes, 43a, 45, 57, 63, 65, and 75 Galbraith Street. The extent of this proposed change is to align with the growth direction set out in <i>Waikato 2070</i> .
	9 General Residential › Open Space Zone.	Short Term	The extent of this proposed change relates to property 41 Duke Street. The area is currently used as Open Space Zone, the proposed zone change is to align with its current use.
	10 Medium Density Residential Zone › Open Space Zone.	Short Term	The extent of this proposed change relates to properties 1B, and 1C Old Taupiri Road, and property number 1009525. The area is currently used as Open Space Zone, the proposed zone change is to align with its current use.

The figure on the overleave indicates the land use after the recommended changes.

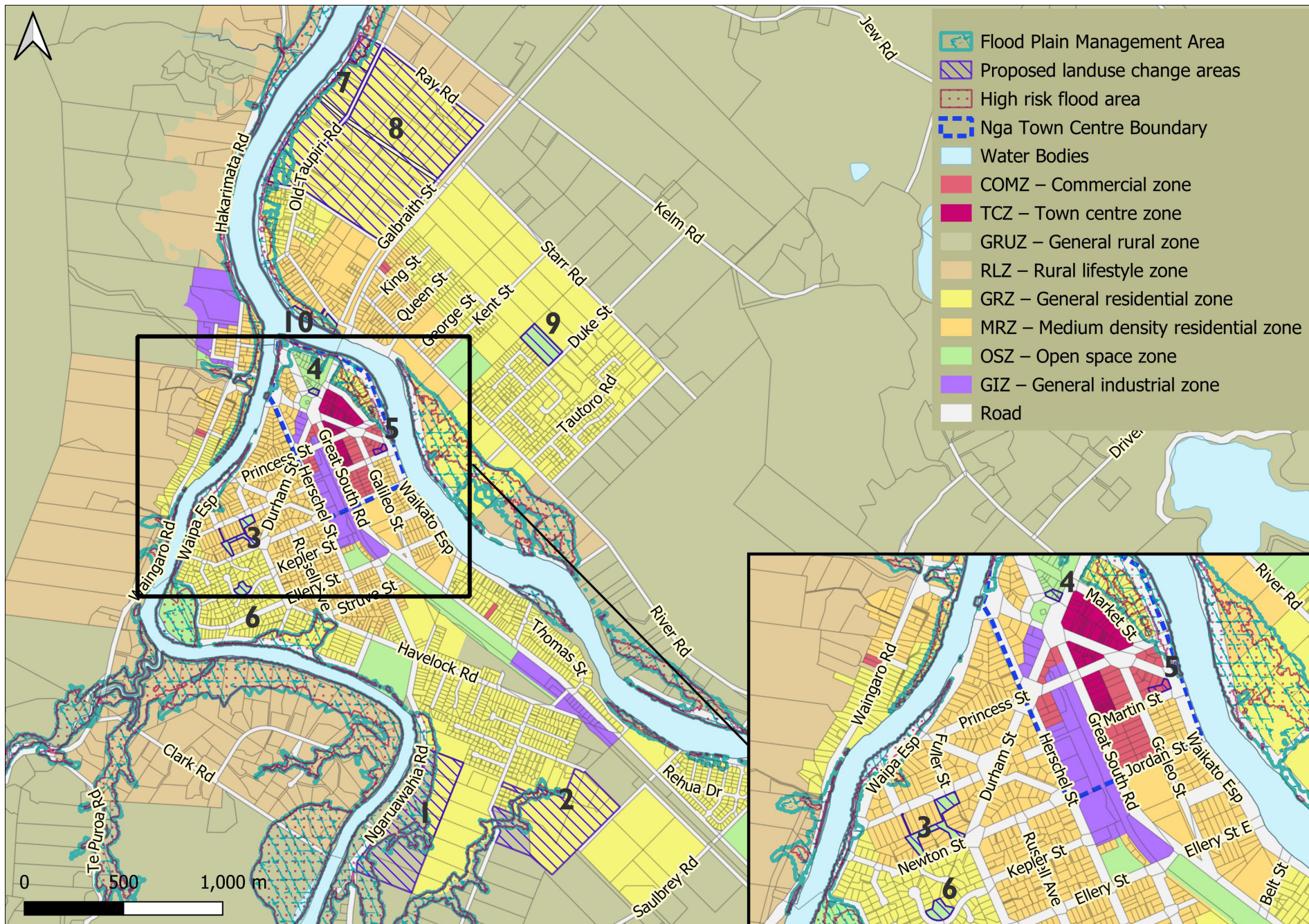


Figure 3-4: Ngaaruaaahia – Land Use after recommended changes



3.1.3 Infrastructure (Transport and Waters)

Access and Connections (Transport)

Ngaaruawaahia is bisected by the major corridors of Great South Road (formerly SH1) and the North Island Main Trunk line (NIMT). These create a barrier for east-west access within the town and makes direct access for people walking or on bikes to the town centre difficult, with limited safe crossing locations.

The Te Awa River Ride is a popular scenic cycling and walking trail in New Zealand spanning 70km from Lake Karapiro and terminating at Ngaaruawaahia. The trail features various access points, rest areas, and amenities. The two bridges crossing the Waipaa and Waikato River have narrow footpaths and no provision for cycling to connect to the western and northern areas. There are limited cycle facilities throughout the local network.

Historically the Ngaaruawaahia railway station (1877) was at the junction of the North Island Main Trunk line with its Glen Massey branch serving Ngaaruawaahia. It was a significant railway node and this continued into the late 20th century as an important part of the Main Trunk line.

There was a large station and yards in the town until the late 1970's for goods and passengers. Currently there is no commuter railway stop/station in Ngaaruawaahia, although the Te Huia service is running on the NIMT from Frankton, Hamilton stopping at Rotokauri, Hamilton, passing through Ngaaruawaahia, stopping at Raahui Pookeka Huntly before reaching Auckland City with multiple stops.



Through the community engagement held, it became apparent that the community aspire to have a train-based commuter stop re-established in Ngaaruawaahia. A possible site for a future transport node is being considered, which could accommodate bus rapid transit (BRT) and a possible rail siding where it would be close to the town centre maximising the stations accessibility through walking, cycling, and micromobility.

To support this, as well as increasing the general micromobility connection throughout the township, the recommended active modes network (Figure 3-5) would look to establish new key route connections locally and regionally, partly through the extension of the Te Awa River Ride through to Taupiri. This would sit at the core of the network allowing new connections to branch from and to the

core. To enable the Te Awa River Ride extension regionally, investigations into a new walking/cycling bridge are underway to allow for a safer pedestrian/cyclist experience across the Waikato River as opposed to the narrow footpath on the existing road bridge which inadequately caters for 2-way pedestrian/cycling traffic.

Complementary to this is the regional bus service running strictly along Great South Road (Figure 3-6, formerly SH1) connecting Ngaaruawaahia to Hamilton and other nearby towns. However there are currently no additional bus services serving the outer parts of Ngaaruawaahia. Future works are envisioned to engage with Waikato Regional Council to improve the existing public transport infrastructure as well as support new public transport infrastructure in step with new land use developments that arise in Ngaaruawaahia which would offer better bus services to the wider Ngaaruawaahia community.

Intersection upgrades

Two intersection upgrades have been proposed, the first at Great South Road/River Road (Figure 3-7), and the second at Great South Road/Old Taupiri Road (Figure 3-8). Given the close proximity of the two intersections, they have been both developed in unity, both intersections are proposed to be roundabouts which aims to contribute to a safer vehicle environment as well as provide better pedestrian/cyclist safety. The intersection treatment option at Great South Road/Old Taupiri Road will also be able to accommodate the eventual Te Awa River ride connection that will follow Old Taupiri Road through to Taupiri. These treatments will also improve the gateway of Ngaaruawaahia. Detailed assessments are provided in Appendices 13-13.1



Figure 3-5: Micromobility connections¹⁵

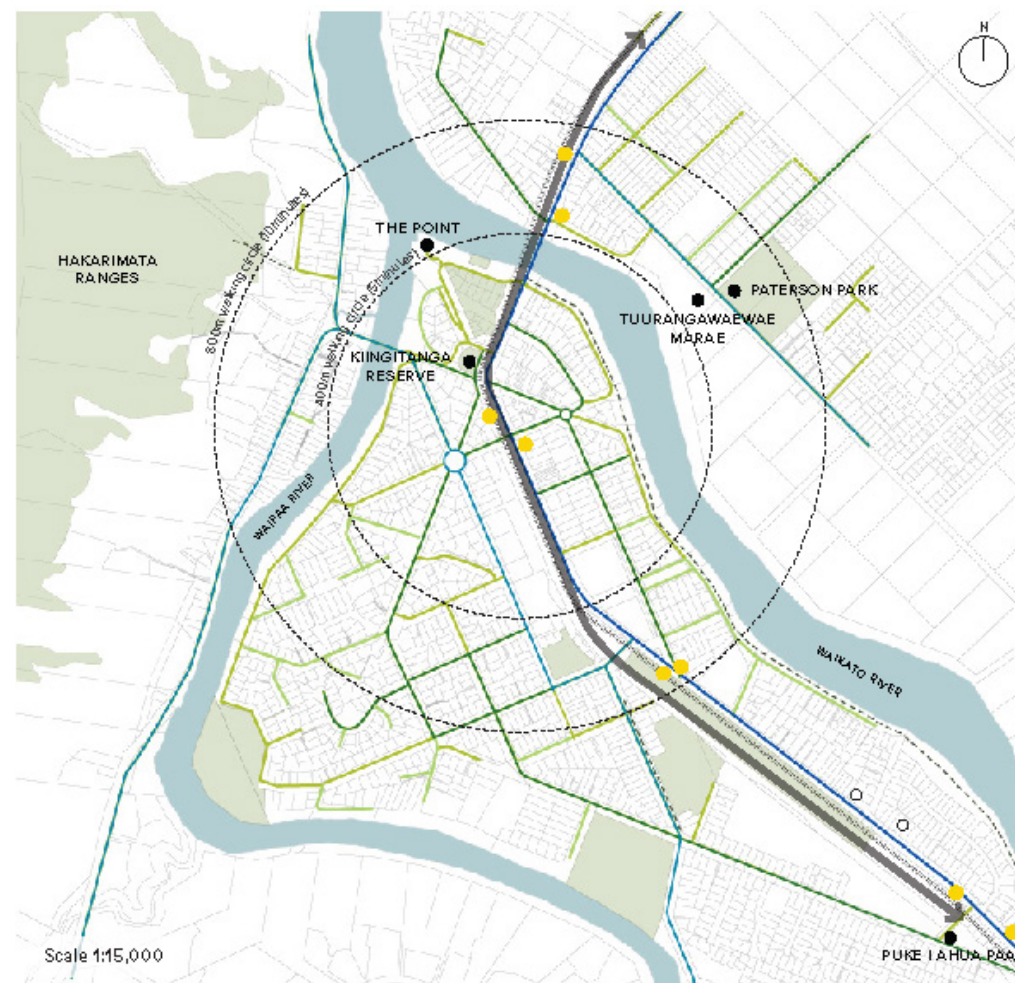


Figure 3-6: Broader Connections¹⁶



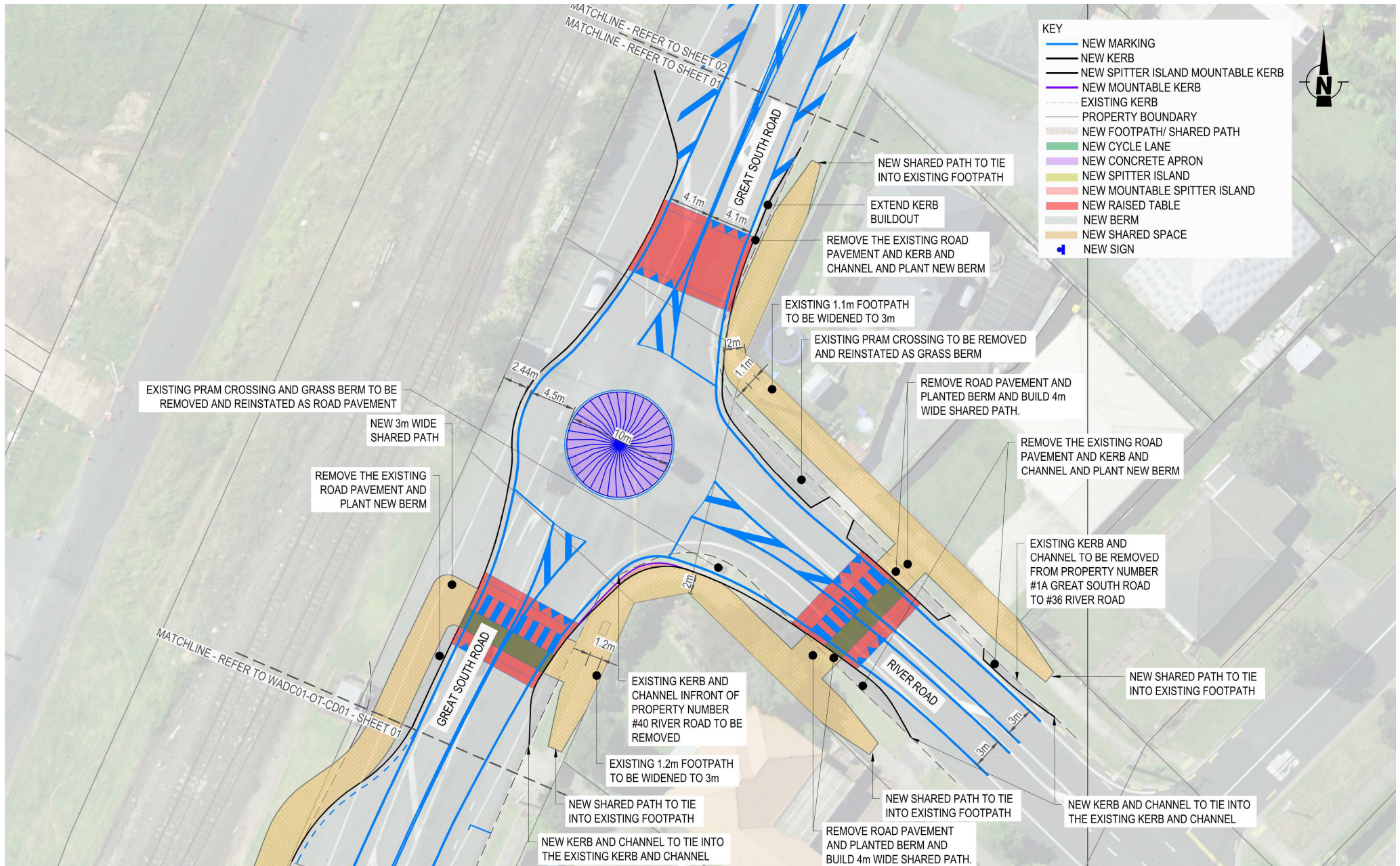


Figure 3-7: Great South Road / River Road Proposed Intersection Upgrade¹⁷

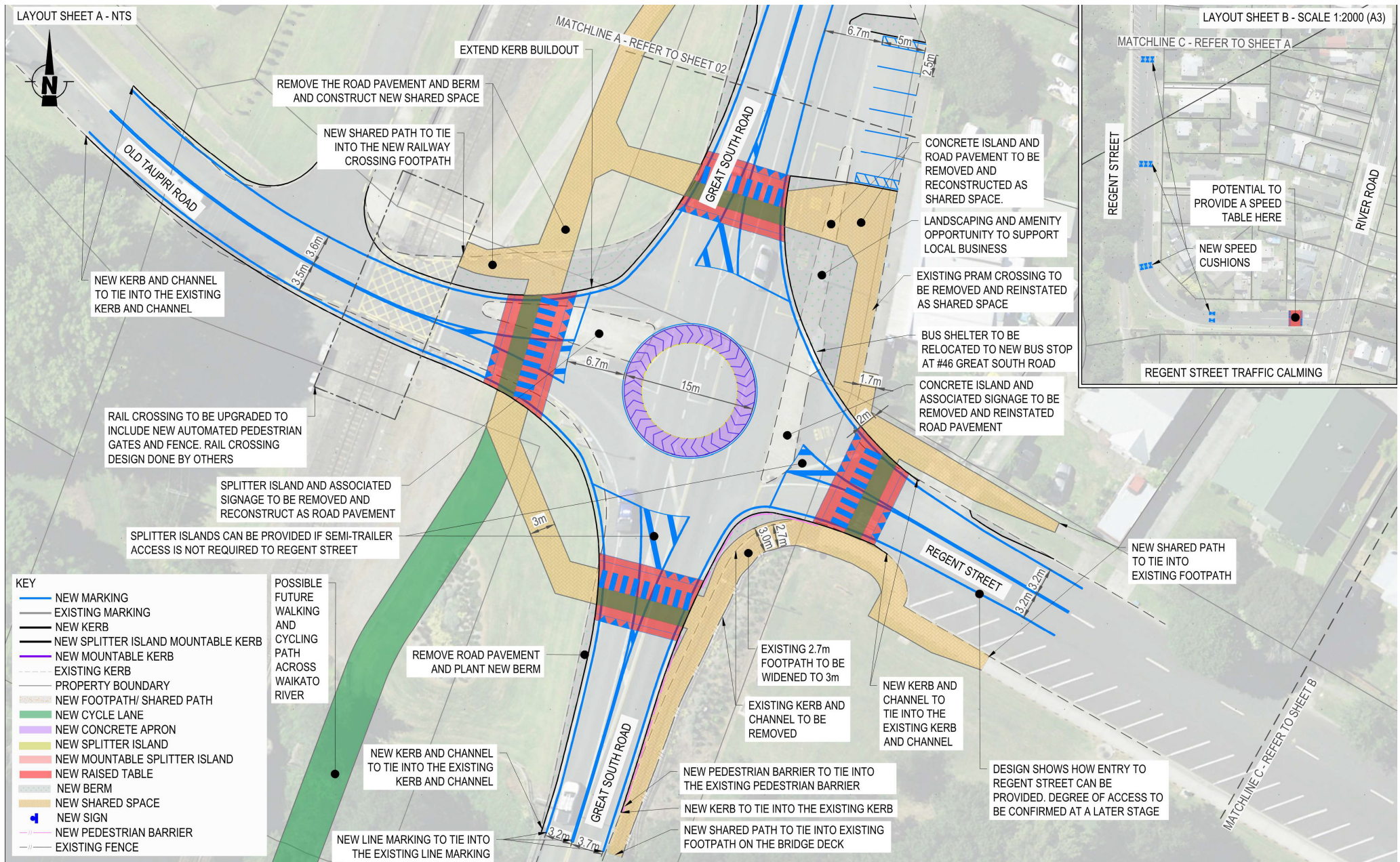


Figure 3-8: Great South Road / Old Taupiri Road Proposed Intersection Upgrades¹⁸

Indicative Roads – Ngaaruawaahia

The following maps illustrate the future indicative roads network for Ngaaruawaahia. Indicative roads show the main collector and arterial roads which aim to provide through connectivity, serve future growth areas and improve the existing network.

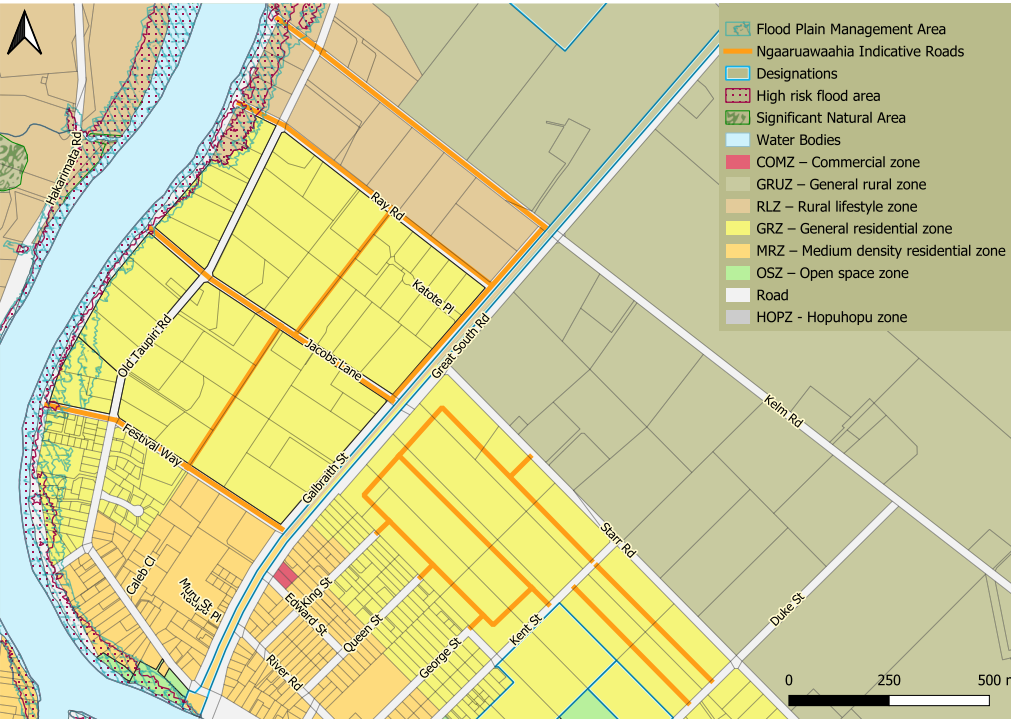


Figure 3-9: Ngaaruawaahia indicative roads – Galbraith and Starr

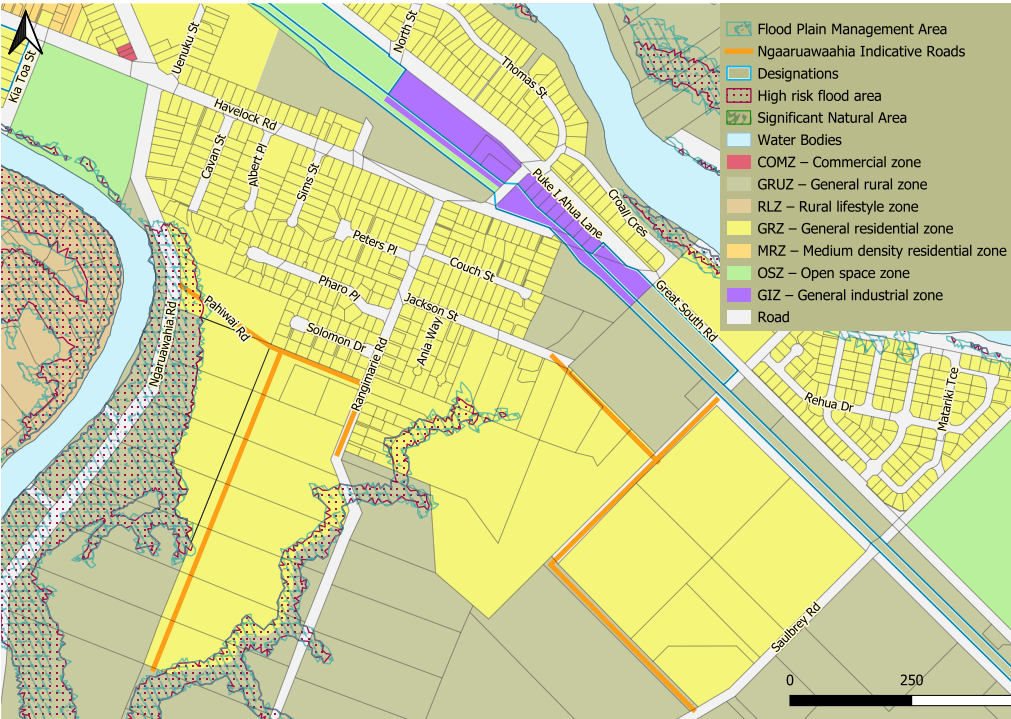


Figure 3-10: Ngaaruawaahia indicative roads – Saulbrey

Potable Water, Wastewater, and Stormwater

Potable Water

The Central District water supply scheme provides drinking water to the townships of Ngaaruawaahia, Horotiu, Hopuhopu and Taupiri. Raw water is extracted from the Waikato River and treated at the Ngaaruawaahia Water Treatment Plant (WTP). There is an interconnection to the Huntly WTP via a transmission main commissioned in 2019 that provides additional resilience to the water supply network.

In general, the hydraulic modelling assessment showed that the network performs well under existing and future demand. The results revealed some issues with the existing infrastructure in both current (2025) and future (2050) scenarios. These are summarised in Table 4-2 and contained within Appendix 6 of this report.

Following the identification of the levels of service deficiencies, a number of upgrade options were evaluated to resolve the current deficiencies, and sized to provide resilience to the ultimate network scenario. A summary of the capital upgrade projects that were recommended to be implemented can be found in Table 4-3 contained within Appendix 6 of this report. Details of the network and proposed capital upgrade projects are shown in Appendix 6.

Wastewater

The Ngaaruawaahia wastewater treatment plant (WWTP) currently receives its wastewater from Taupiri, Hopuhopu, Ngaaruawaahia and Horotiu. Flows from Taupiri and Hopuhopu are conveyed through a main pipe, shared by the following key pump stations:

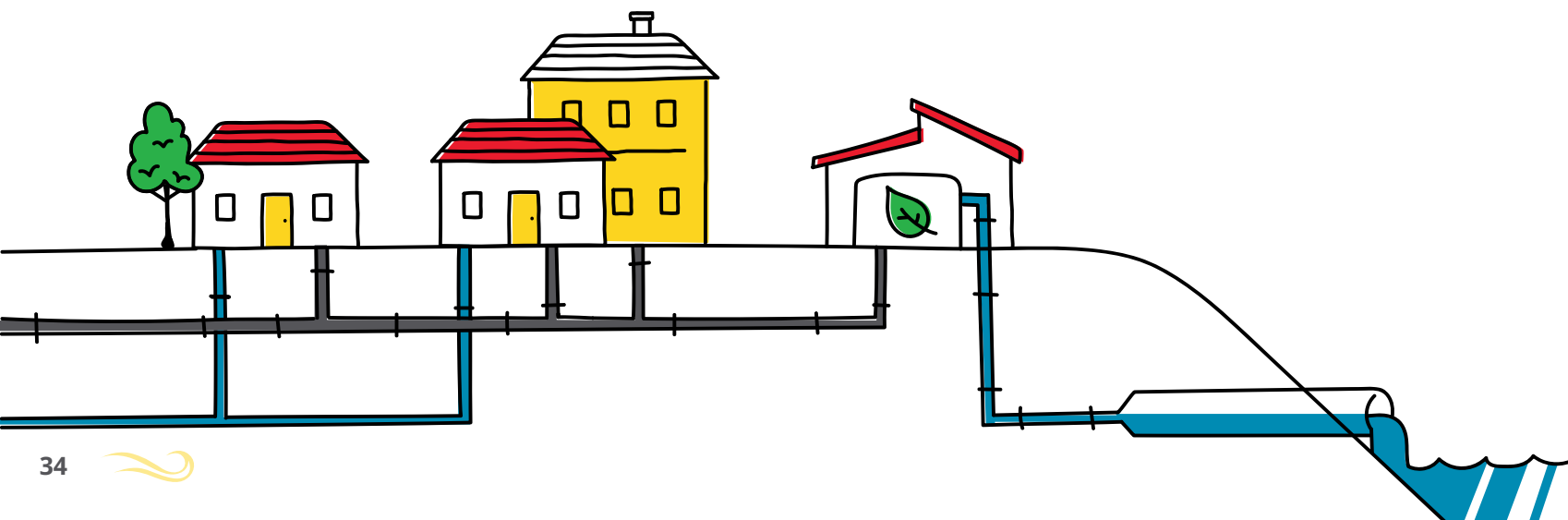
- Taupiri South (Taupiri)
- Reserve (Hopuhopu)
- Ashwell Crescent (Hopuhopu)

Flows from Ngaaruawaahia are predominantly supplied from the following pump stations, also by means of a shared rising main:

- Waikato Esplanade
- Ngaere Street
- Regent Street

Details of the current configuration of the network discharging to the Ngaaruawaahia WWTP can be found in Appendix 6.

The current performance indicators for the wastewater network as a whole are under performing, remediation of the short falls can be found within section 4.2 of Appendix 6.



Stormwater

It is well documented that changes from rural to urban catchments produces contaminants, increased runoff volumes and larger peak flows that can negatively impact the built environment, surrounding natural environments, waterways and wetlands. The *Ngaaruawaahia Structure Plan* presents an opportunity to determine the best practice catchment management solutions, mitigating flood hazard, increased peak flows, volume changes and contaminant loads (including hydrocarbons and heavy metals (zinc/copper) from existing farm practices and new residential development.

Figure 3-9 illustrates the flood extent of Ngaaruawaahia. Figure 3-10 illustrates the mitigation proposed for Ngaaruawaahia's future growth areas which will offset the effects of development on the receiving environment, encompassing peak flow management, conveyance, contaminant load management and the effects of increased volume discharge. Mitigation measures proposed include:

- Flood storage basins
- Channels or open swales
- Water treatment devices
- Waterway enhancement

For further information relating to how future growth cells will be provisioned through stormwater, refer to Appendix 14.

For further information about the stormwater implications of Variation 3 refer to the modelling reports prepared by Te Miro and presented at the Variation 3 Hearings.¹⁹

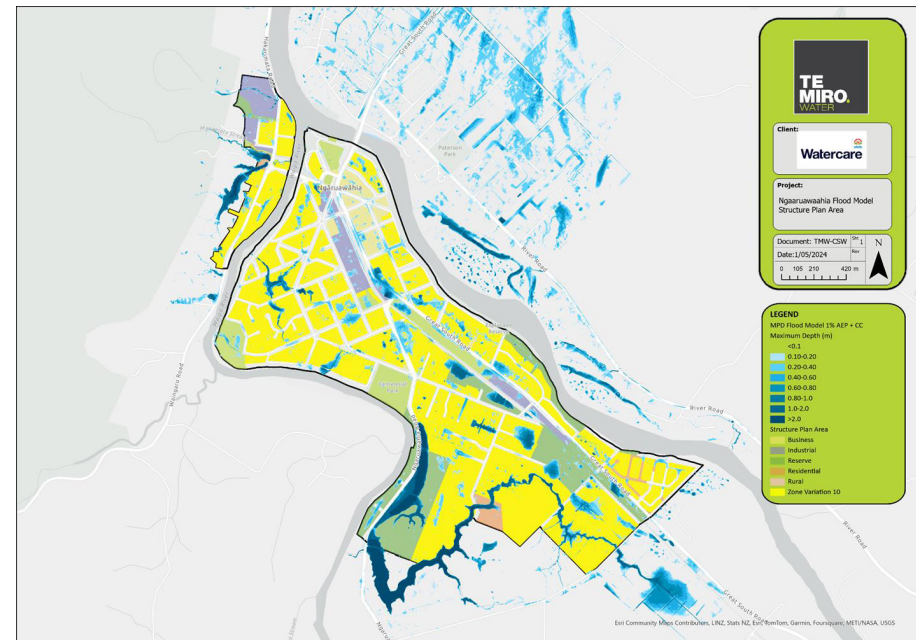
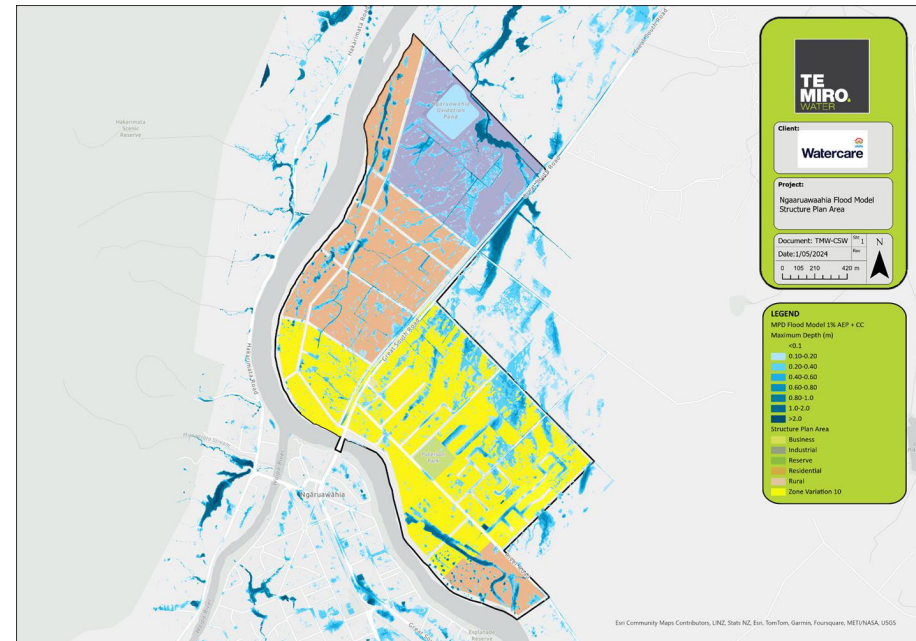


Figure 3-11: Flood extent of Ngaaruawaahia

19 <https://www.waikatodistrict.govt.nz/your-council/plans-policies-and-bylaws/plans/waikato-district-plan/district-plan-review/variations/variation-3-enabling-housing-supply>

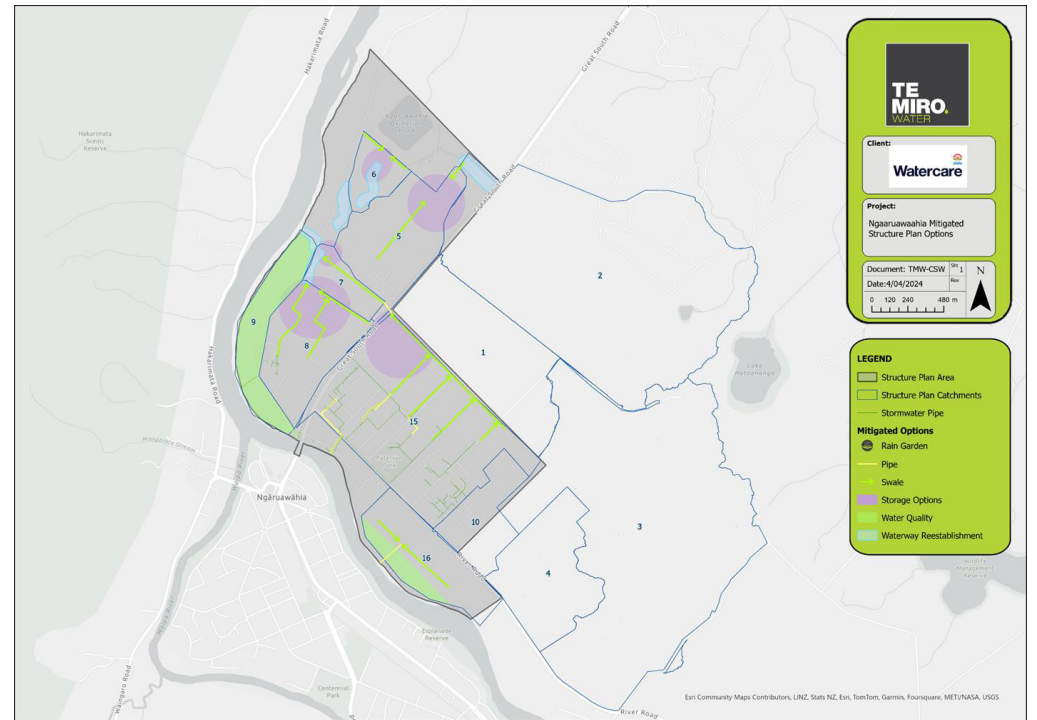
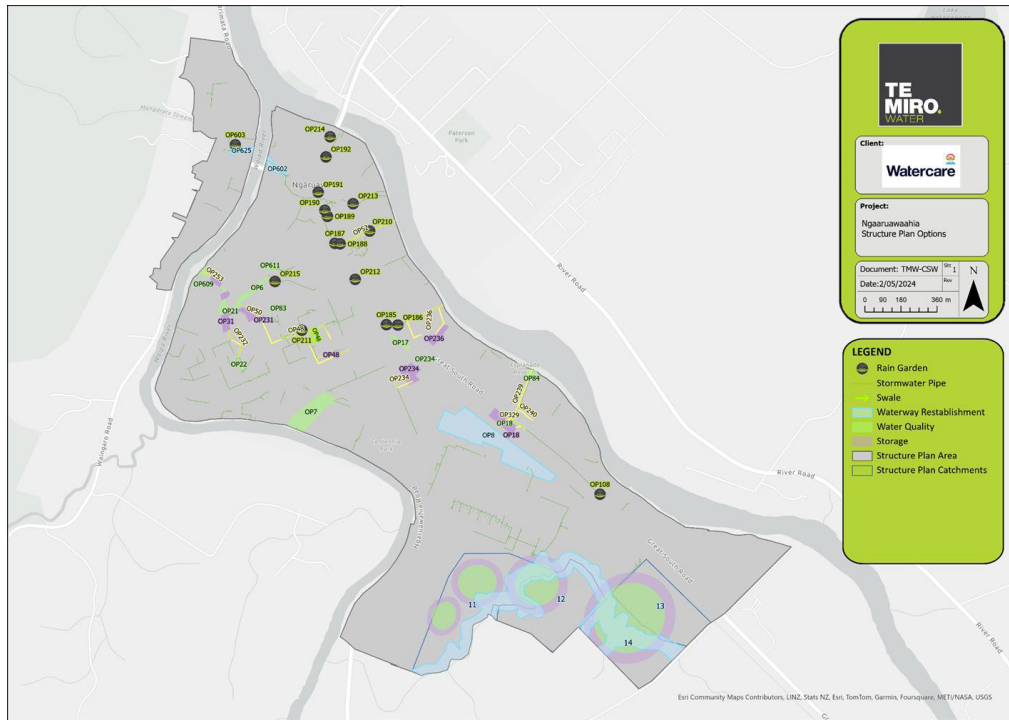
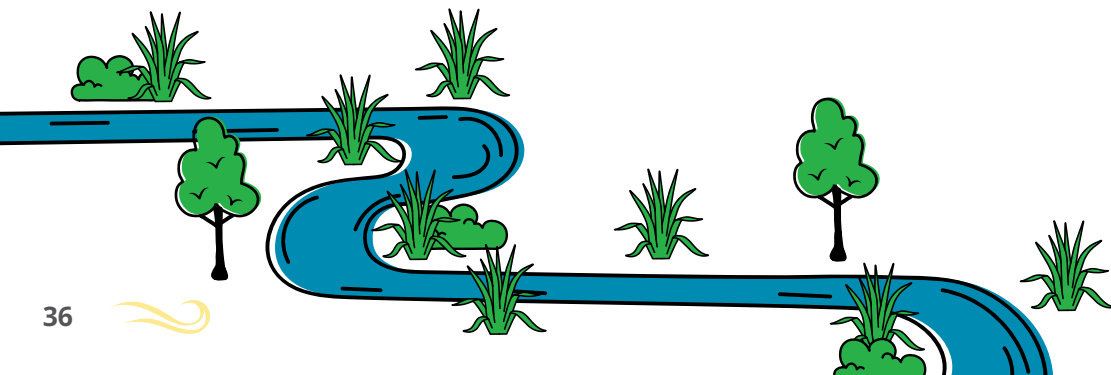


Figure 3-12 Proposed Stormwater Mitigation for Ngaaruwāhiahia



Flood Hazards

Both the settlements of Ngaaruawaahia and Taupiri are river settlements, which means areas directly adjacent to the river are at risk of flooding in a severe weather event. These severe weather events are more formally known as a 1% AEP flood event for the Waipa and Waikato Rivers.

Through the work of the Proposed Waikato District Plan, the High-Risk Flood Area and Flood Plain Management Area overlays demonstrate where the flooding is expected to occur during an 1% AEP for the Waipa and Waikato Rivers. These

policy overlays aim to manage the land use in areas subject to risk from natural hazards. It identifies areas where certain types of new developments will be avoided because of the natural hazards present, but also recognises that there is existing development, including infrastructure, already located on land subject to natural hazards. These areas will require management through mitigation and adaptation to ensure that the risk of damage to property, injury or loss of lives is not increased.

The below shows the extent of the High-Risk Flood Areas and Flood Plain Management Areas for Ngaaruawaahia.

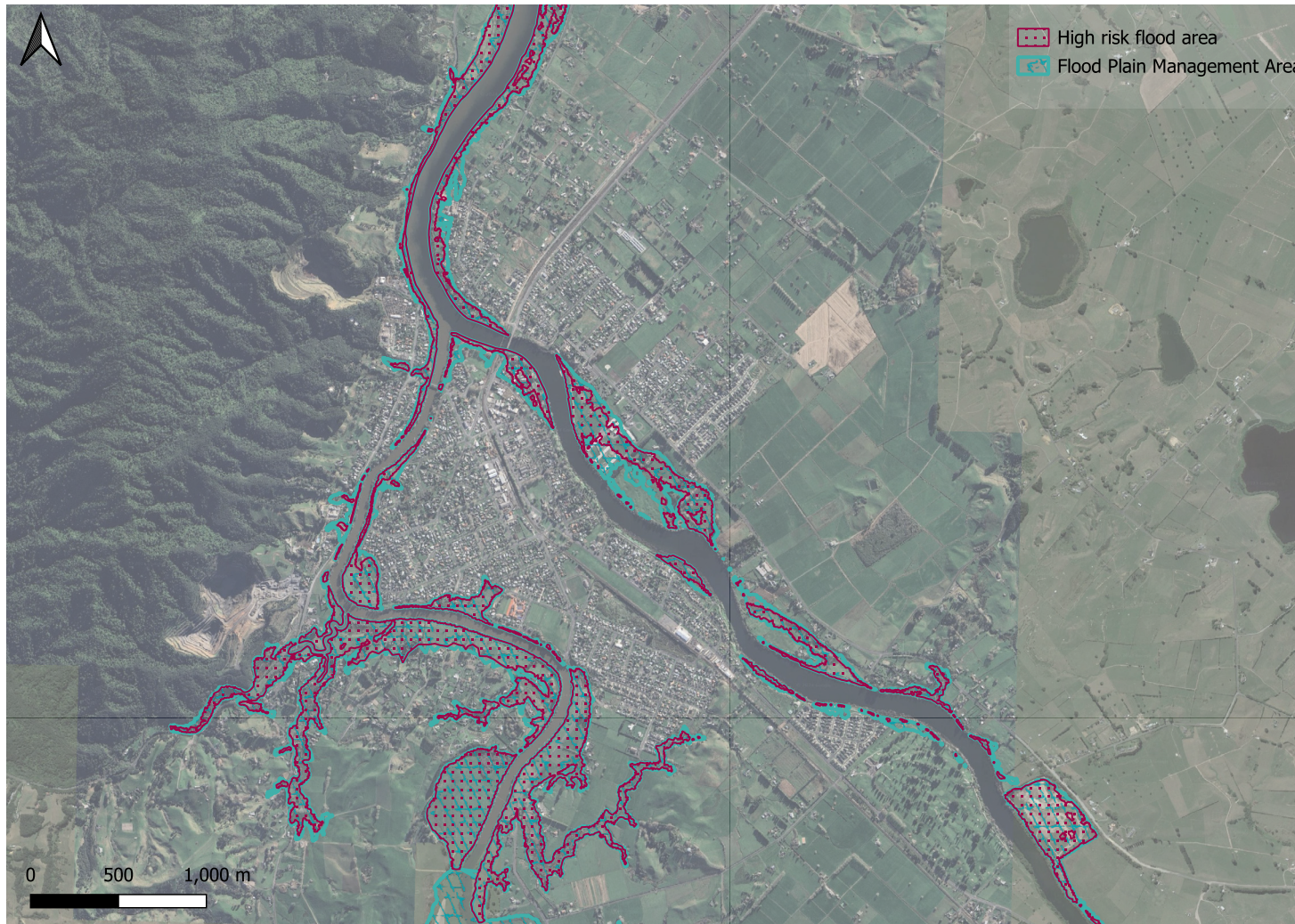


Figure 3-13: High-Risk Flood Areas and Flood Plain Management Areas for Ngaaruawaahia

3.1.4 Parks and Facilities

Green spaces and community facilities play an important role within the community, and it is essential that this is coupled with good planning practice to allow communities to meet their social, cultural, and environmental wellbeing needs. Green spaces and community facilities provide for a range of uses, extending from general amenity and wellness benefits right through to stormwater management solutions, all of which are important factors when considering what is a well-functioning urban environment.

Through the assessments done, it is important to note that Ngaaruawaahia faces park provision shortfalls, with a large portion of Ngaaruawaahia communities falling outside of what is considered a walkable distance to at least one park. To help address this shortfall, approximately 14ha has been identified for Ngaaruawaahia and have been strategically proposed in parts of the community to serve future growth cells as well as those not currently within what is considered a walkable distance.

Possible Park Locations	Required green space in growth cell (ha)	Category
Sarr Growth Cell	3.8	Neighbourhood or sports and recreation
Galbraith Growth Cell	4.5	Neighbourhood or sports and recreation
Saulbrey Growth Cell	5.7	Neighbourhood or sports and recreation

Ngaaruawaahia is considered to have a higher-than-normal amount of community facilities when compared to other towns in the district. The concentration of facilities is located down the spine of the township which reflects the age and historic population densities. The condition of the facilities within the area is considered to be moderate, with further assessment work still needing to be conducted for a better picture.

To build on what facilities there are currently, opportunities to add include:

- Opportunity to consider the repurpose of the historic Plunket building at 31 Jesmond Street, into a shared community space.
- Opportunity to consider the veranda space at 18 Jesmond Street.
- Ngaaruawaahia as a community garden, urban play space, or weekend market.
- Opportunity to develop the recently purchased 60 Jesmond Street, into a multifunctional community hub.

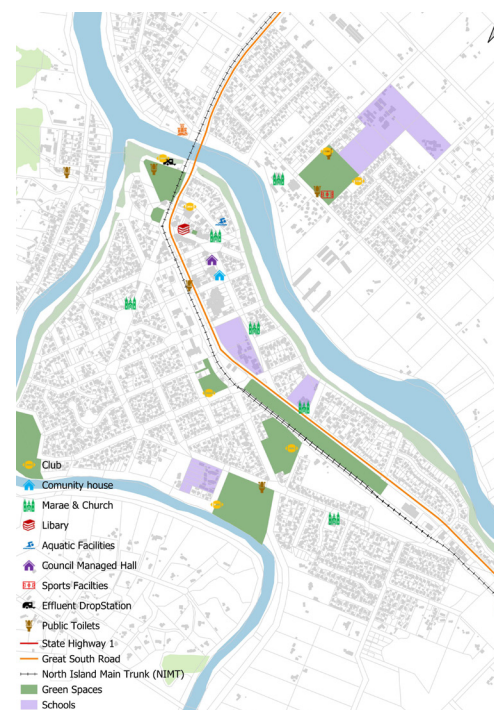


Figure 3-14: Ngaaruawaahia Growth Cells requiring future parks

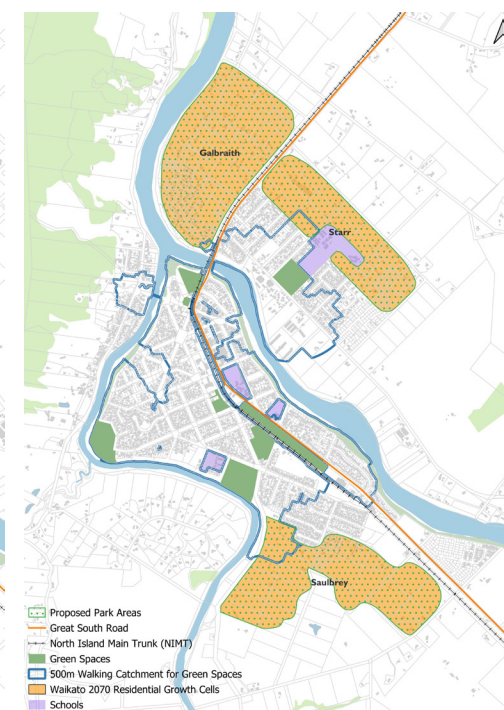


Figure 3-15: Ngaaruawaahia Community Facilities

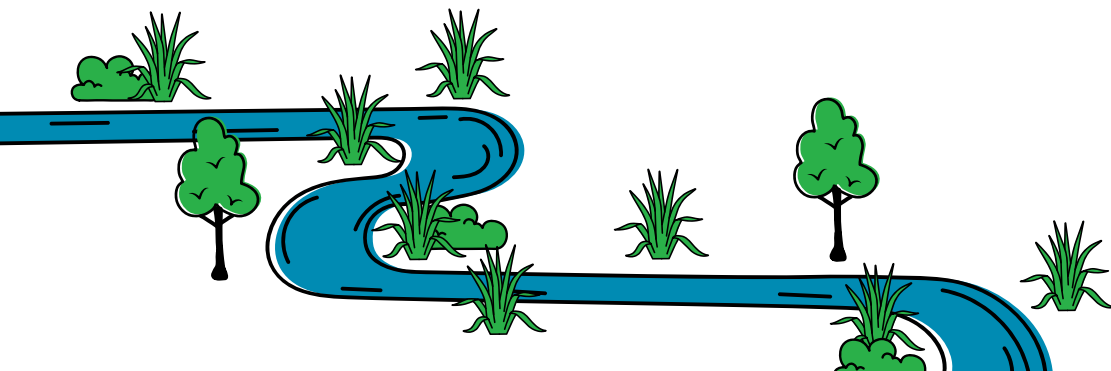
The full assessment for Parks and Facilities can be found in Appendix 7.

3.1.5 Cultural and Archaeology

Ngaaruawaahia is a culturally significant and archaeologically rich settlement. It plays a large role as being the heart of Kiingitanga and is of special significance to Waikato-Tainui as well as Tuurangawaewae Marae, Ngaati Tamainupoo, and Taupiri Marae. For Tuurangawaewae this visionary saying was pronounced by Kiingi Taawhiao, for him Ngaaruawaahia was his Tuurangawaewae and his place to stand. Kiingi Taawhiao long regarded Ngaaruawaahia as special and held the view that it would one day become an important base for Waikato tribes and the Kiingitanga. For Ngaati Tamainupoo the story begins with the eponymous ancestor, Tamainupoo, son of Kookako, who married Maahanga's daughter, Tuukotuku. The Waikato River has nourished, healed and sustained Ngaati Tamainupoo, living along its banks for generations. This includes our ancestors who lived at Pukeiaahua Paa and other Ngaati Tamainupoo settlements, through to present-day descendants residing in towns and cities.

At the centre of the tangata whenua and Statement and Engagement report are the principals of Te Tiriti o Waitangi, meaningful and genuine engagement as well as Tangata Whenua. These have been woven throughout hui to understand the cultural, economic, social, and environmental outcomes sought by Tangata Whenua. The cultural stories of these unique places have been given genuine attention and have been spoken from nga waha (the mouths) to be shared with the wider community to help further the understanding of the cultural significance of Ngaaruawaahia and Taupiri. A common theme discovered is the unity - Ngaaruawaahia, Hopuhopu, and Taupiri are not distinguished from one another, but connected intrinsically through the awa.

"The Waikato River is our tupuna (ancestor) which has mana (spiritual authority and power) and in turn represents the mana and mauri (life force) of Waikato-Tainui. The Waikato River is a single indivisible being that flows from Te Taheke Hukahuka to Te Puuaha o Waikato (the mouth) and includes its waters, banks and beds (and all minerals under them) and its streams, waterways, tributaries, lakes, aquatic fisheries, vegetation, flood plains, wetlands, islands, springs, water column, airspace and substratum as well as its metaphysical being..."



To balance the metaphysical components of the report is an outcome sought by tangata whenua, which in turn help realise their, but not limited to cultural well-being. These range from urban design and micromobility initiatives through to green spaces and economic opportunities, the outcomes have been aligned with the proposed potential projects as outlined in section 3.2, 4.2, 5.2, and 6.2 of this report to ensure that the visions of tangata whenua can come to life.

Through discussion is the recommended addition of new sites and areas of significant to Maaori (SASM) which will offer additional protection over areas and significant sites that are important to Maaori. These are:

- Taupiri Maunga
- Te Mata o Tuutonga
- Te Hihi
- Tuurangawaewae Marae
- Tuurangawaewae House
- Te Paemaunga o Hakarimata

The full *Tangata Whenua Statement and Engagement* report and Archaeology Assessments can be found in Appendix 5 and 10 respectively.

Archaeology forms part of the understanding Ngaaruawaahia's unique histories. The intent of the archaeology report was to identify archaeological sites in the parts of Waikato district covered by the *Ngaaruawaahia and Enviros Structure Plan 2017*. Archaeological sites include locations of significance for both Maaori and European. These sites provide insight into the different eras in the history of the Waikato. Sites and their histories are not isolated, but form an archaeological picture that can safeguard special places and may also provide information about human behaviour in past. Maaori maara (garden sites) are prevalent along both sides of the awa (river) throughout the district. Areas of note include sites associated with paa, villages, gathering sites, eel traps in streams, bird capture areas, and other sites used by garden makers. Pre-1900 European sites include industry, buildings and farms (composed of house, farm buildings, fields, stock holding pens, and roads). Understanding intangible and tangible layers of both Maaori and European sites provides a continuum of cultural understanding and practices.

3.1.6 Heritage and Notable Trees

Heritage and notable trees contribute to the unique stories of Ngaaruawaahia and can be memorials and landmarks to daily lives for generations. Historic heritage plays an important role in contributing to understanding the urban environment; an integral part of communities' connecting to their place. Historic heritage is part of understanding our environment, the past, present and future it represents.

Waikato district's historic heritage is distinctive and forms an integral part of each community. Ngaaruawaahia and its neighbouring settlements have rich and difficult histories that encompass communities, Maaori and pioneering settlements, as well as the physical and cultural impacts and conflict of the Waikato Land War. Ngaaruawaahia had been deemed to be one of the 'urban' areas and at a stage was formally known as Queenstown. In conjunction with the ample surrounding resources provided by the Waipaa and Waikato River and Hakarimata Ranges, it was believed that Queenstown (Ngaaruawaahia) would become the capital of Waikato and, for a short time, it was. However, this was not fulfilled and handed over to Kirikiriroa (Hamilton) which became the principal town. To this day there are a variety of unique heritage items which create visual connections to the past that is particular to this landscape and its peoples.

As part of a statutory process, an updated historic heritage schedule based upon the work done through the proposed District Plan – Decision Version has been recommended to replace the proposed schedule within the current Heritage Report. This allows for a more recent picture of protected built heritage items.

Notable trees are part of the historic heritage of a place and are generally integral to the wider understanding of both place and the landscape. As part of the protection of historic heritage, Notable Trees provide links to the past, events and people and mark places of significance. Notable trees may range from trees of national significant to local importance and include species from Europe and Native to New Zealand, such as the london plane, and rimu respectively. They contribute to the histories and stories of Ngaaruawaahia, and it is important to recognise these living markers when moving through time.

The Notable Trees schedule attached to this report is recommended to replace the schedule contained within the proposed Waikato District Plan. There have been minor changes to a description to improve accuracy.

The full *Heritage Assessment* can be found in Appendix 11-11.2.



Figure 3-16: Heritage Items



Figure 3-17: Notable Trees



3.1.7 Ground Contamination and Geotechnical

Ground contamination is important to assess when considering where and what to develop. Left unidentified contamination could have potentially damaging and irreversible effects on humans and the environment.

Within the preliminary ground contamination assessment, it is noted that the majority of the study area is likely to be unaffected by hazardous activities and industries list (HAIL) activities, with only 15% of the study area being potentially affected. Where there is greenfield affected by HAIL sites, it is shown as being low to medium risk to humans. The bulk of contamination relates to horticultural activities which have left behind traces of arsenic, lead, copper, mercury, and a wide range of organic compounds including acidic herbicides, organophosphates, and organochlorines (for example, endosulfan on golf and bowling greens). The concentration is considered to be low, only affecting surface soils located around current or historic shed sites.

To meet the requirements of the national environmental standard for assessing and managing contaminants in soil to protect human health (NES) regulations, as well as the Waikato District Council and Waikato Regional Council rules, additional assessments and reporting on a site-specific basis will be required for any HAIL sites identified in this assessment.

Geotechnical data provides other development suitability indicators because it illustrates the stability and strength of the ground, slope stability, soil deposits, and natural hazards.

The study area in general consists of hill country, rolling hills of the lowlands, alluvial soils of the lowlands, and valley floor soils. The edges of the rivers in Ngaaruwaaahia are more exposed to the risks of soil liquefaction and slope instability. The geotechnical assessment identified risks at a high-level, noting that the entirety of the land that falls within a given classification may not be fully subject to the geotechnical risk in question. The intent of the plan is to provide guidance on the general suitability of the land and to act as the starting point for engineering assessment that should accompany development proposals.

The full ground contamination and geotechnical assessments can be found in Appendix 2 and 3 respectively.

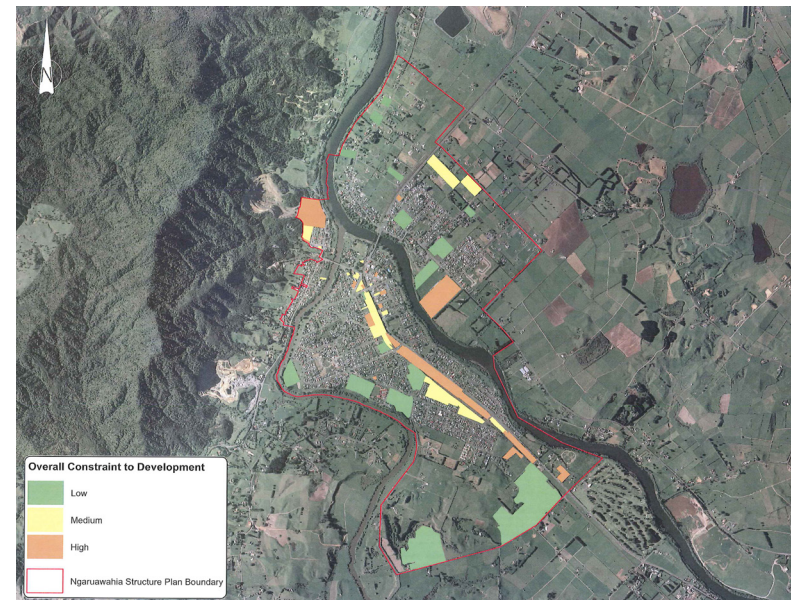


Figure 3-18: Ground Contamination

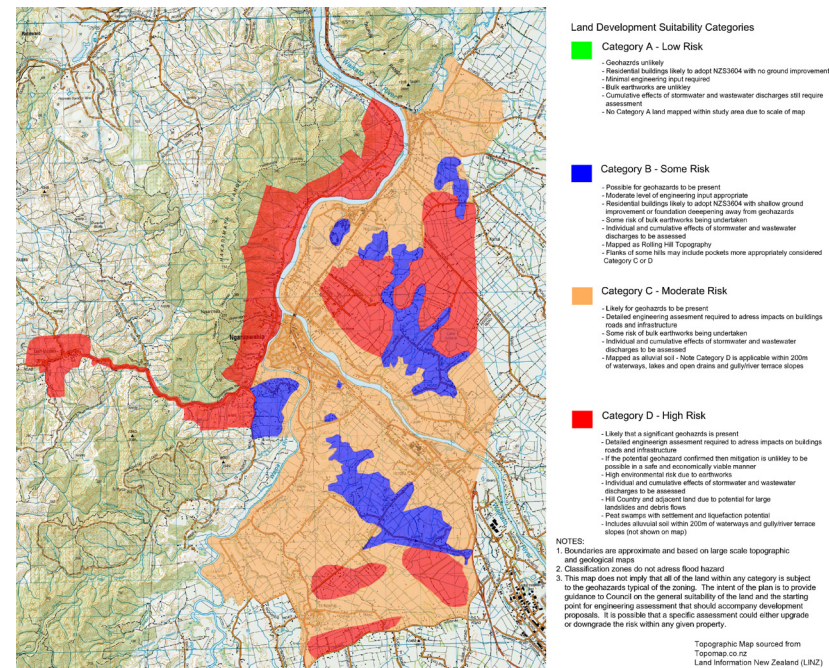


Figure 3-19: Geotechnical

3.1.8 Natural Environment and Landscapes

Understanding the visual amenities and natural environment of a landscape is integral in both locating development in appropriate spaces, but also in maintaining and enhancing visual amenities which benefit the overall well-being of the communities.

The landscapes assessment conducted looked at identifying outstanding natural features and landscapes by capturing and analysing the landscape character, associated amenity values and landscape constraints. Planning principals were also considered in the development of the assessment and are noted below (not limited to):

- Aim to integrate ecological corridors and stands of vegetation within the study area to improve habitat connectivity and amenity values associated with natural.
- Provide for 'green belts/ rural buffers between land uses within Ngaaruawaahia and the surrounding villages within the study area.
- Avoid loss/change of character.
- Avoid developing within visually prominent locations.

During the development of this assessment, the growth aspirations of Ngaaruawaahia were captured to help determine the level of development suitability.

The majority of the study area is characterised by the underlying Waikato plains/ lowlands, which are bounded by the Hakarimata Range and Te Puroa hill country to the west and Taupiri Range to the north. The Waipaa River bounds the urban environment to the west, while the Waikato River contains the majority of development to the east. Most of the lowland geological features were derived from the deposition of pyroclastic material following the Taupo volcano eruption approximately 22,000 years ago and the various routes adopted by the Waikato River over that time. Subtle changes in elevation and undulations in landform are clearly evident due to the pastoral land cover. Overall, this has led to the unique combination of scenery and visual amenities within Ngaaruawaahia. A heat map is provided, illustrating where the most suitable areas are to develop from an amenities and visual perspective.

All major land use changes within Ngaaruawaahia sit within the most suitable category, namely the Galbraith growth cell to the north of Ngaaruawaahia. The full landscapes assessments can be found in Appendix 4.

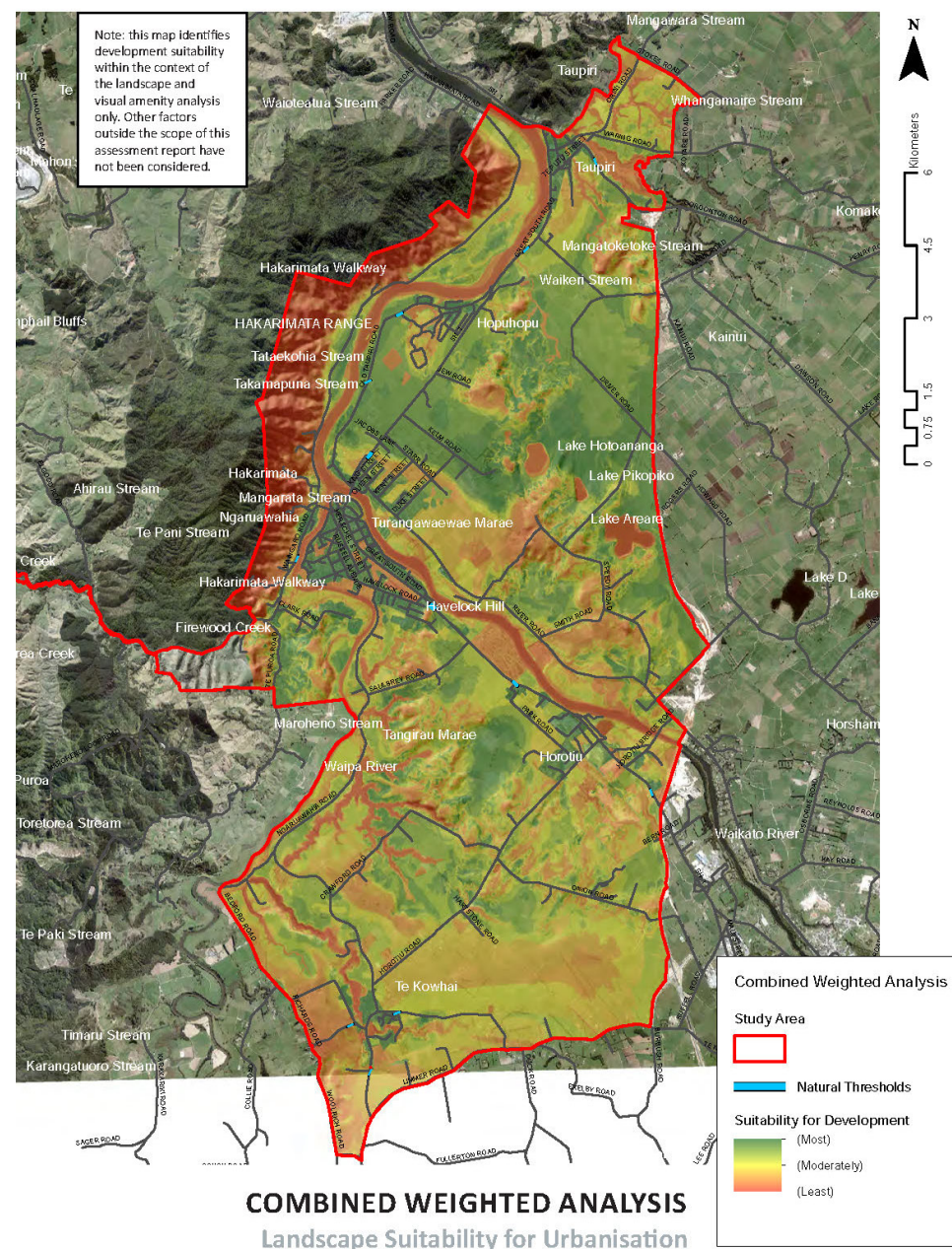


Figure 3-20: Natural Environment and Landscape



3.1.9 Climate Change²⁰

Climate change brings big challenges and changes. The following climate change outcomes are likely to affect the communities within the Waikato:

- Increase in total rainfall and extreme rainfall events, e.g. localised flooding, and ponding from saturated soils,
- Rising temperatures and long hot summers, e.g. drought and potential loss of crops,
- Impacts on the environment could include more sediment runoff, more pests, insects, and microbiological changes (fungi and bacteria), and
- Longer term: Health implications, economic impacts (increased price of food, fuel, electricity), sea level rise, more frequent severe weather events, and changes to cultural practices.

Several climate change principles (aligned to the Sustainable Development Goals) can be applied to mitigate the effects of climate change and to enhance the sustainability and resilience of Ngaaruawaahia. The following climate change principles were considered during the insights and opportunities identification phase, the key moves phase and the implementation phase:

- 1 Compact and Mixed-Use Development.
- 2 Transit-Oriented Development (TOD).
- 3 Sustainable Transportation.
- 4 Resilient Design.
- 5 Green Infrastructure and Sustainable Building Practices.
- 6 Urban Heat Island Mitigation.
- 7 Energy Efficiency and Renewable Energy Integration.
- 8 Community Engagement and Social Equity.

3.2 Insights and Opportunities

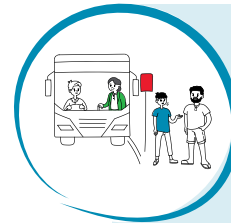
Opportunities have been identified for Ngaaruawaahia through a multi-stage approach. They are a combination of:

- The contextual analysis.
- A spatial analysis undertaken through a desktop assessment.
- A site visit in combination with council staff, elected members and community board representatives.
- Input received from technical reports.
- Inputs received by council through community surveys and feedback.

Feedback was received from the community via online engagement and community open day events held in Ngaaruawaahia, Hopuhopu and Taupiri. These sought to understand the issues experienced by the community, and opportunities seen by those that live, work and play in the three settlements to improve the liveability of these places.

The opportunities for investment have been grouped under the headings of the design principles, noting that some opportunities will align with multiple design principles.

The opportunities were grouped into themes relating to:



Connected Communities

Opportunities relating to transport and accessing the places people want to get to, such as the town centre and key destinations like Tuurangawaewae Marae.



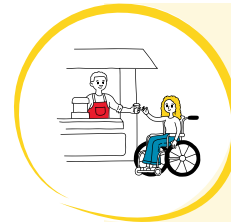
Identity

Opportunities related to telling the history, and highlighting the identity, of Ngaaruawaahia, Hopuhopu and Taupiri.



Natural Environments

Opportunities related to improving access to, and the quality of, the natural environment.



Growth and Economy

Opportunities related to enhancing commercial activity and supporting future growth.

The following pages provide a summary of the opportunities identified through this process. Some of the opportunities sit outside of the remit of Waikato District Council, however, were recorded to fully understand the issues and opportunities seen by the community. These opportunities have been assessed and considered by Council as part of this process and have informed the key moves and outcomes. Not all opportunities have been progressed.



● **Connected Communities**

1. Extend the Te Awa River Ride cycle route from Ngauruaiahaia via Hopuhopu to Taupiri... There is a desire to promote Ngauruaiahaia as a destination incorporating the Hakarimata Ranges, Waipaea and Waikato Rivers.
2. Connect the town centre with the Waikato River and Te Awa River Ride cycle route.
3. Identify a site along Great South Road for a Te Huiua stop (Hamilton to Auckland Rail service).
4. Provide safer east west active mode connections across Great South Road and NIMT.
5. Improve active mode connections across the Great South Road bridge to connect to the wider community.
6. Establish walking and cycling path along Old Taupiri Road.
7. Improve walking and cycling along Waingarua bridge.
8. Provide traffic calming initiatives along Hakarimata Road to reduce speeding issues.
9. Provide a pedestrian access point to Waipaea River from Hakarimata Road.
10. Establish signage to the Hakarimata Ranges.
11. Opportunity to reroute freight movement.
12. Strengthen connections between the Waipaea Esplanade Walkway to The Point

- Strengthen the existing identity and character of the place.

1. Celebrate areas of cultural significance such as the Kiingitanga Reserve, the Point, Hakarimata Ranges, Tuurangawaewae Marae and House through wayfinding, artwork and storytelling.
2. The Waikato River is well-used for the annual Waka Ama event held in March. Opportunities for riverside recreation, access, river edge improvements and viewing areas toward Marae.
3. Opportunity to highlight the riverside heritage features of the flour mill.
4. Opportunity for additional amenities such as seating and picnic tables at Te Mana o Te Rangī Reserve.
5. Opportunity for additional seating, upgrade of toilets and playground at Paterson Park.
6. Emphasise entry to Tuurangawaewae House.
7. Establish township gateways as a way of physical markers to signify the town's entrance and exit points.

- Identify locations for youth facilities such as a basketball courts.

- Connect communities to blue-green networks and provide recreational activities and opportunities.

1. Provide community amenities to the riverside such as viewing platforms, shelters and community gathering spaces.
2. Native re-vegetation of riverside to improve water quality, indigenous biodiversity and pest control.
3. Identify locations for community gardens and community nurseries.
4. Rehabilitate old quarry back to native bush with the potential for recreation uses.
5. Provide secure bike parking at Hakarimata Reserve.
6. Provide additional community amenities to utilise this open space.

- Identify opportunities for additional open spaces for the northern community.

Support projected growth with well connected services, amenities and commercial opportunities to fit the needs of the community.



3.3 Key Moves

The opportunities identified during the first round of consultation were shared with the community across two open days and through online engagement, where feedback and support were gathered. The opportunities were also assessed against the agreed outcome principles for the project, providing a basis for assessment.

The feedback relating to the opportunities identified were considered together to confirm the key moves and outcomes for Ngaaruawaahia and how these are to be prioritised over the short, medium and long term. It was recognised that some of the projects are highly complex, will have associated high costs, and will need further detailed investigation before they are able to be confirmed in the long-term plan for delivery.

The key moves and outcomes have been identified on the following maps. The anticipated prioritisation of these is addressed in the implementation section of this document. The key moves and outcomes have also been grouped into the design principles of:

Connected Communities

Identity

Natural Environment

Growth and Economy

Walking and cycling activities have been identified separately as inputs from the transport workstream.



Ngaaruwaahia - Wider Town

Natural Environment

Recreational



1. Undertake open space and playground assessment and investigate potential locations for parks to serve wider Ngaaruwaahia. Consider multi functional uses such as wetland, playground and community gardens.
2. Complete masterplan for The Point.

Ecological



3. Improve resilience to localised flooding through a possible suite:
 - Increased permeable surfaces and attenuation planting.
 - Riverbank planting.
 - River edge terracing to protect recreation areas next to the river.
 - Greening of current paved spaces (swales).
 - Wetlands (to be confirmed through investigation).
 - Water sensitive urban design (to be confirmed through investigation).
4. Increase native tree cover and fruit trees in town.
5. Include additional street trees along Great South Road.

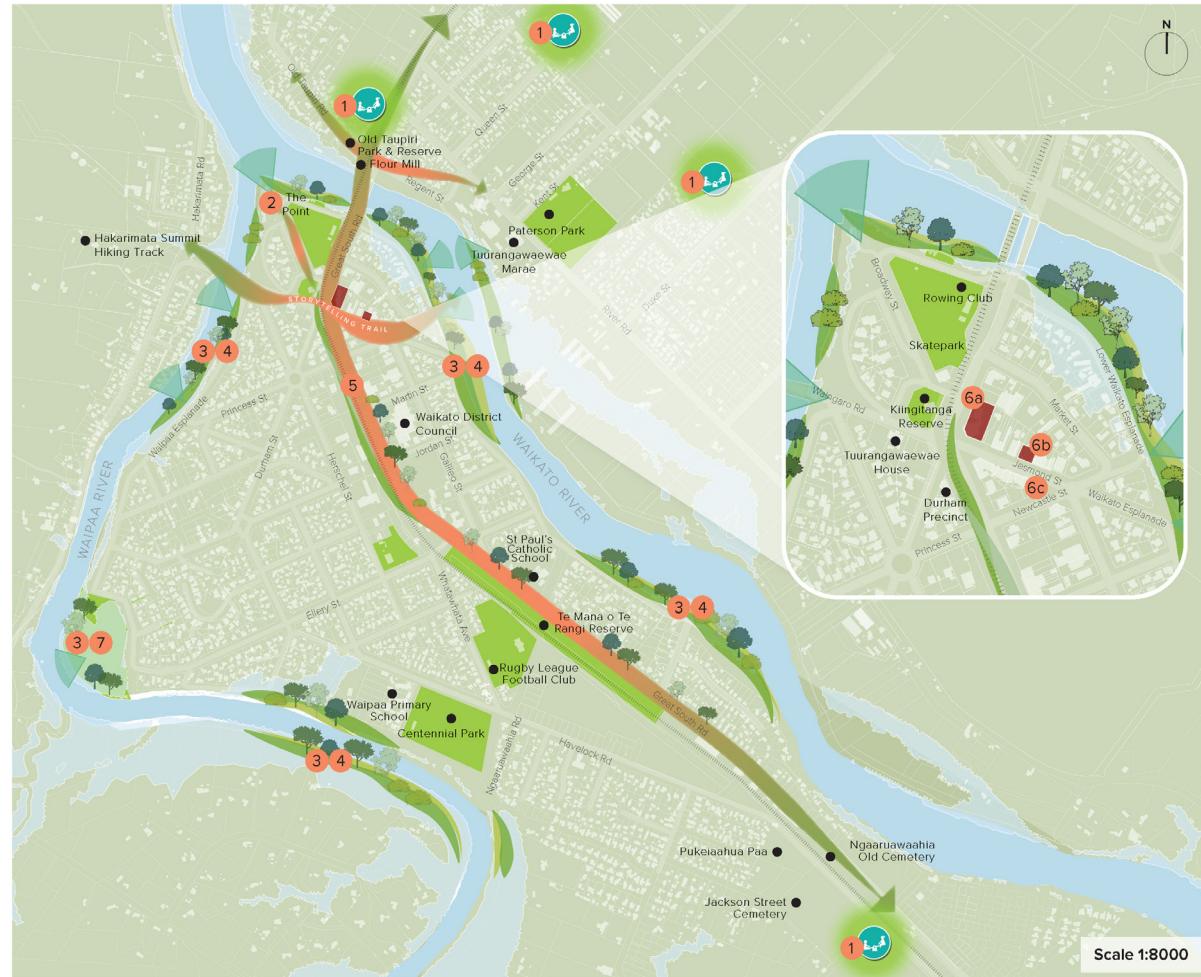
Other projects

- Improve native fauna habitat through education/interpretation and restoration of waterways (native fish, eels etc).
- Undertake a climate risk assessment.

Growth and Economy



6. Key catalyst development sites:
 - a. Corner of Great South Road and Jesmond Street. Community uses - Library, community hall, innovation hub, communal working hub.
 - b. Investigate the use of the Chorus site at centre of Jesmond Street as a village green - Potential uses include urban community garden, urban play space and maintaining the weekend market.
 - c. Redevelop Plunket building for future community use.



Playground



Urban play in Village Green



Mountain bike/pump track



Kids bike park



River access



Urban community garden

Artist Impressions of Key Moves

Amenity upgrades to Paterson Park



3.4 Implementation

Some of the methods and tools that will be used to implement the Structure Plan and Town Centre Plan are summarised below.

District Plan

The District Plan is the legislative rule book which sets out what development can and can't be done and where in the district. Structure plans and town centre plans will form the basis for amendments to the District Plan via plan changes (to an operative district plan) and plan variations (to a proposed district plan) to enable the development set out in the plans.

Long Term Plan

The Long-Term Plan (LTP) provides direction on the provision and funding of infrastructure and services within the Waikato district. Projects identified in this plan will need to be identified in the LTP for funding. Not all projects will initially make it into the LTP as the timing may fall outside of the first 10 years, or there may be budget constraints, but over time with each tree (3) yearly review more projects can be added as others are completed.

Asset and Activity Management Plans

The Waikato District Council prepares Asset and Activity Management Plans which set the various needs, levels of service and demands of assets (e.g. roading, wastewater, water supply, facilities, reserves and open spaces). These are an essential tool in planning and funding infrastructure and services.

Partnerships

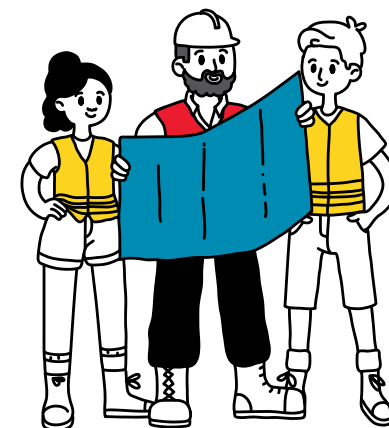
Waikato District Council will implement the *Waikato 2070* in partnership with various organisations and groups to ensure the vision and future development expectations are achieved. The Waikato District Council will work alongside organisations and groups, such as:

- Waikato-Tainui
- Tangata Whenua/Mana Whenua
- Ministry of Education
- Ministry of Housing and Urban Development

- Ministry of Innovation, Business and Employment
- District Health Boards
- New Zealand Transport Agency
- Kiwi Rail
- Utility providers
- Tourism agencies
- Adjoining local authorities
- Waikato Regional Council
- Community boards, community committees, and community groups
- Local business associations
- Kainga Ora
- Police New Zealand / Fire and Emergency New Zealand
- Heritage New Zealand Pouhere Taonga

Implementation Table

The following table identifies the key moves, projects or outcomes that have been identified throughout this document. It considers the alignment with the outcome principles, the project complexity and likely timeframe required to implement the projects. The table provides a tool for future identification and prioritisation of investment across the three settlements across the short, medium and long term.



Project	Climate Change mitigation action	Prioritisation			Complexity		
		Short term 1-3 years	Medium term 3-10 years	Long term 10+ years	Low	Medium	High
NATURAL ENVIRONMENT							
2. Complete masterplan for The Point.		✓			✓		
3. Improve resilience to localised flooding through a possible suite:							
• Increased permeable surfaces and attenuation planting.	✓	✓	✓	✓			✓
• Riverbank planting.	✓	✓	✓	✓			✓
• River edge terracing to protect recreation areas next to the river.	✓	✓	✓	✓			✓
• Greening of current paved spaces (swales).	✓	✓	✓	✓			✓
• Wetlands (tbc).	✓	✓	✓	✓			✓
• Water sensitive urban design (tbc).	✓	✓	✓	✓			✓
CONNECTED COMMUNITIES							
1. Extension of the Te Awa River Ride cycle route.				✓			✓
4. Create a pedestrian and cycle connection between Te Awa River Ride cycle route (Belt Street), St Paul’s Catholic School, Rugby League Club (Whatawhata Avenue), Centennial Park and the Waipaa River Trail.	✓			✓			✓
5. New active mode connection over the Waikato River.	✓			✓			✓
6. Upgrade active modes facilities over Waingaro Road bridge.	✓			✓			✓
7. Create a gateway marker at 46 & 108 Great South Road.		✓			✓		
8. Upgrade of corridors with active modes:							
• Jesmond Street.	✓			✓		✓	
• Great South Road (Both directions - cycleway and footpath).	✓		✓			✓	
• Hakarimata Road and Brownlee Avenue (shared path).	✓	✓			✓		
• Waikato Esplanade (bi-directional cycleway and footpath).	✓	✓			✓		
• Lower Waikato Esplanade (Both directions - cycleway and footpath).	✓	✓			✓		
9. Improve the safety and visibility of intersections:							
• Great South Road and River Road.			✓	✓			✓
• Great South Road and Jesmond Street (proposed new roundabout).			✓	✓			✓
• Great South Road, Princess Street and Newcastle Street (signalisation under investigation).			✓	✓			✓
• Great South Road and Waingaro Road (proposed closure under investigation).			✓	✓			✓
• Great South Road and Market Street.			✓	✓			✓
• Waingaro Road and Herschel Street (traffic calming or mirrors).			✓			✓	
• Old Taupiri Road (south), Great South Road and Regent Street.		✓					✓
• Martin Street and Galileo Street (still under investigation).			✓	✓			✓
10. Improve the safety and visibility of Jesmond Street roundabout.			✓	✓			✓
11. Jesmond Street improvements:							
• Consider shared zones and additional informal crossings to improve pedestrian connections.				✓		✓	
• Additional informal crossings and streetscape upgrades. Integrate crossings with intersection upgrades and development sites.				✓		✓	

Ngaaruawaahia

Project	Climate Change Mitigation Action	Prioritisation			Complexity		
		Short term 1-3 years	Medium term 3-10 years	Long term 10+ years	Low	Medium	High
12. Great South Road improvements:							
• Traffic calming and speed management.			✓			✓	
• Roadway art at existing pedestrian crossings.			✓			✓	
• Additional informal crossing points.			✓			✓	
• Beautify the streetscape with planted promenade.			✓			✓	
• Separated active modes corridor.			✓			✓	
• Formalise crossing on Galileo Street outside Ngaaruawaahia Primary School.		✓	✓		✓		
• Saulbery Road / Great South Road intersection upgrade (detailed design in the short-term, with construction in the longer term).		✓		✓		✓	
13. River Road:							
• Traffic calming and speed management.			✓			✓	
• Formalise crossings in front of Tuurangawaewae Marae.			✓			✓	
IDENTITY							
5. Create a wayfinding suite for key destinations including the following; Ngaaruawaahia town centre, Hakarimata Ranges, The Point, Waipaa Esplanade Walkway, Te Awa River Ride cycle route and proposed extension.		✓			✓		
6. Removal of playground equipment and tables/chairs from Kiingitanga Reserve.		✓			✓		
7. Celebrate sites of cultural significance and protect waahi tapu sites through a suite of bi-lingual signage, art work trails, cultural expression and storytelling opportunities at:							
• Kiingitanga Reserve.		✓				✓	
• The Point.		✓				✓	
• Hakarimata Ranges.		✓				✓	
• Tuurangawaewae Marae.		✓				✓	
• Tuurangawaewae House.		✓				✓	
• Pukeiaahua Paa.		✓				✓	
8. Placement of expressions (pou, koowhatu, native trees) to whakanoa (restore balance) to locations of colonial reminders.			✓			✓	
GROWTH & ECONOMY							
1. Future proof Durham Precinct.			✓				✓
2. Redevelop the corner site with opportunities to combine with other community uses.			✓				✓
3. Consider opportunities to work with anchor businesses to catalyse growth and investment in the town centre.				✓			✓
4. Opportunity to relocate Community House to accommodate and enable growth of community services.				✓			✓
5. Redevelop Plunket building for future community use.			✓				✓
6. Consolidate gaps in the streetscape and reactivate vacant sites with functions that provide active uses after hours.			✓				✓



View of Great South Road in Ngaaruawaahia



Ngaaruawaahia Town Centre

4 Ngaaruawaahia Town Centre Plan

The Ngaaruawaahia town centre is nestled between the convergence of the Waikato and Waipaa Rivers. The town centre is severed by Great South Road (formerly SH1) and the North Main Trunk Line. The area considered as part of the town centre plan is indicated in Figure 4-1 below, extending from The Point as the most northern point of the study area, southwards to Jordan street, with Herschel Street as the western boundary and the Waikato River as the eastern boundary.



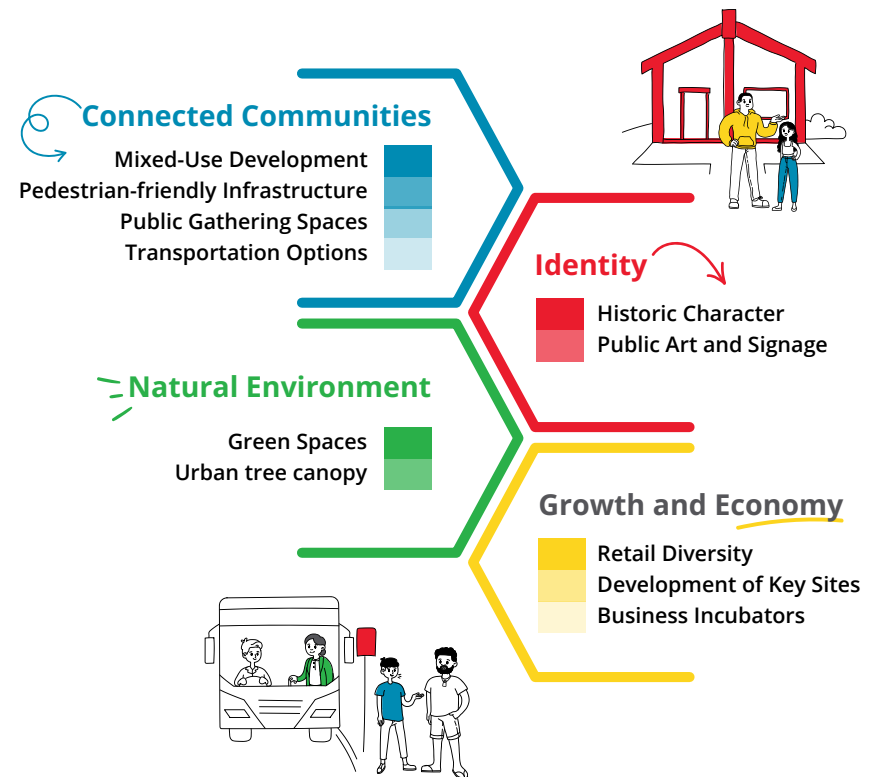
Figure 4-1: Ngaaruawaahia Town Centre

The Town Centre Plan focuses on revitalising the town centre of Ngaaruawaahia and aligns with the overarching Structure Plan, vision, outcomes (relating to connected communities, identity, natural environment, and growth and economy) and design principles.

Structure Plan Vision:

To create opportunities for the communities of Ngaaruawaahia, Hopuhopu, and Taupiri and their descendants, connected through the landscape, the awa, and collective yet unique histories.

The outcomes are unpacked in more detail within the town centre plan, consisting of the following:



The Town Centre Plan consists of the following sections:

- Site Context
- Insights and Opportunities
- Key Moves
- Implementation Plan

4.1 Site Context

4.1.1 Connected Communities

Design Principle: Promote safe, efficient and attractive active mode connections to encourage walkability and reduce car dominance.

This section will look at the following elements promoting connected community:

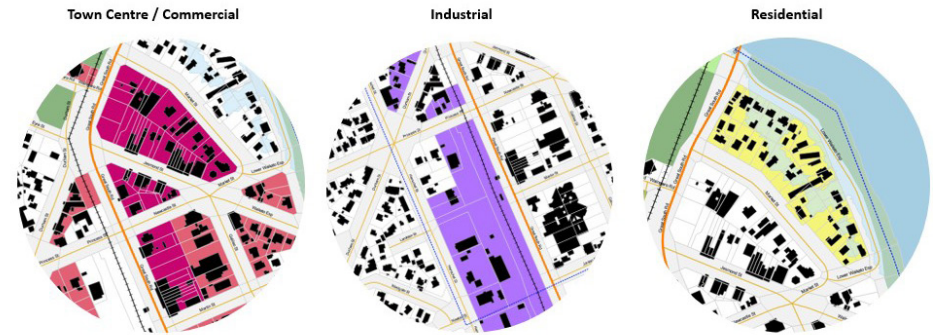
	Mixed-use development
	Public gathering spaces
	Pedestrian-friendly infrastructure
	Transportation options

Mixed Use Development

Encourage the integration of residential, retail/commercial, and recreational spaces to foster a sense of community and provide amenities within walking distance.

The main structural elements shaping the urban form of the Ngaaruawaahia town centre is Great South Road (former SH1), the North Island Main Trunk (NIMT) railway line (both running north/south through the town centre) and the confluence of the Waikato and Waipaa Rivers. Great South Road, the railway line and rivers cause severance of the town and surrounding communities. During the consultation process it became apparent that physical and perceived connections should be strengthened/enhanced to overcome the physical severance the community experiences.

The grain of a town, represented by its building footprints, provides valuable insights into its urban layout and historic development patterns. In the case of the Ngaaruawaahia town centre, variation in the building sizes and shapes indicate different land uses within the town with large, uniform footprints suggesting retail/commercial or industrial areas, while smaller, irregular footprints indicate the surrounding residential areas.



The Ngaaruawaahia town centre is small and compact town centre, with most amenities located within a 500m walking distance (see Figure 4-2 for walkability assessment). The town centre has potential to redevelop as a mixed use and higher density area, which is provided for through the district plan town centre and medium density zoning provisions.

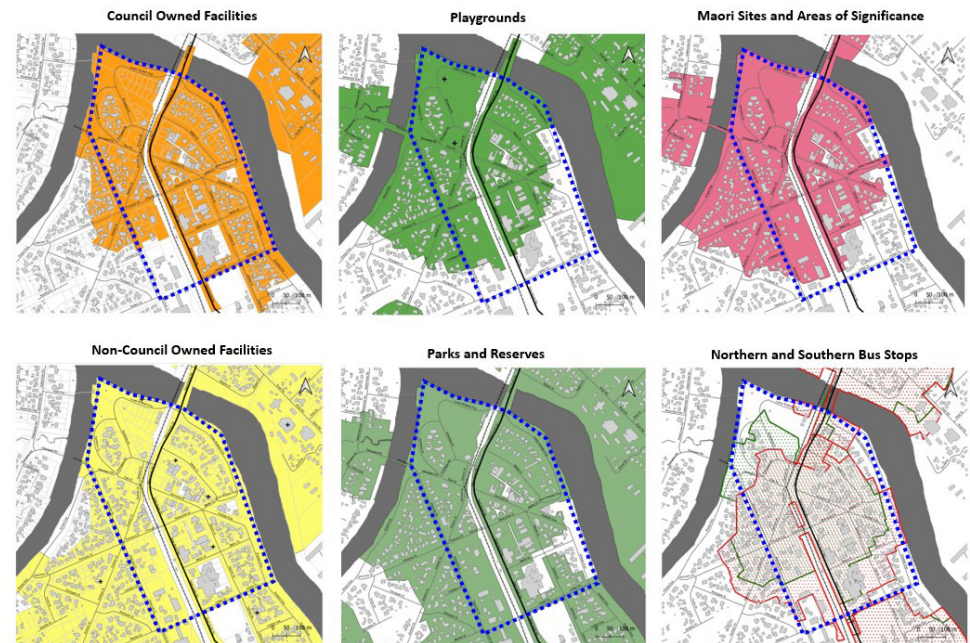


Figure 4-2: Town Centre Walkability Assessment

The town centre of Ngaaruawaahia currently has only five multi-story buildings, with the three being historic landmark buildings. All of the multi-story buildings are located along Jesmond Street. The underlying Town Centre Zone and Commercial Zones allow for development of up to three stories (12m high) and the medium density residential zone three stories (11m high). The town centre zoning allows and encourages mixed use development. The impact of higher density development within the town centre was assessed as part of the Variation 3, cultural view shaft impact assessment.



View Shaft Assessment

As part of the Waikato District Council Variation 3²⁴ hearings process, cultural view shafts of the Hakarimata Range and Taupiri Maunga from Tuurangawaewae Marae were identified. The view shafts are important to local Maaori for cultural reasons. Urban intensification under Variation 3 will affect the existing open spatial and urban character around Tuurangawaewae, potentially resulting in a more enclosed experience.

Effects on the existing cultural view shafts are most likely to result from development within the blocks immediately adjacent to the marae, and development within the Ngaaruawaahia town centre (blocks bounded by Lower Waikato Esplanade, Great South Road, and Ellery Street East). Development outside this area is less likely to intrude into the existing cultural view shafts.

The view shafts that connect Tuurangawaewae, the Hakarimata Range, Taupiri Maunga and the Waikato and Waipaa awa have been modelled using GIS viewshed and skyline analysis tools.

The image below indicates the current view shaft from Tuurangawaewae Marae towards the Hakarimata Range.



Model Showing the Existing View

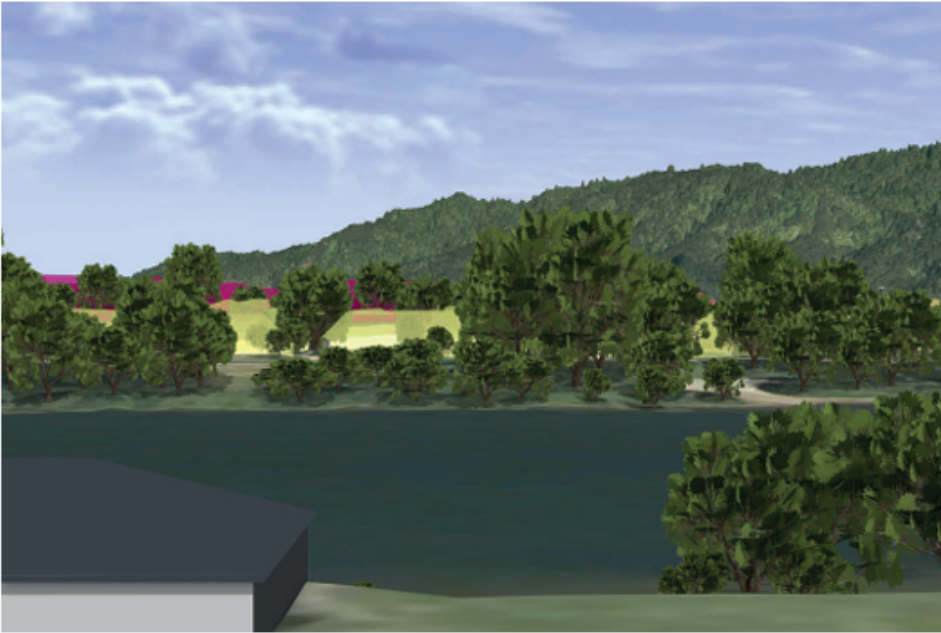
The images on the following page indicate the view shaft of the town centre developed as per the ODP, PDP, Variation 3 as notified and Variation 3 without the urban fringe, comprising of:

- Town Centre Zone and Commercial Zone - 3 stories (12 meters) and,
- Medium Density Zone - 3 stories (11 meters.).

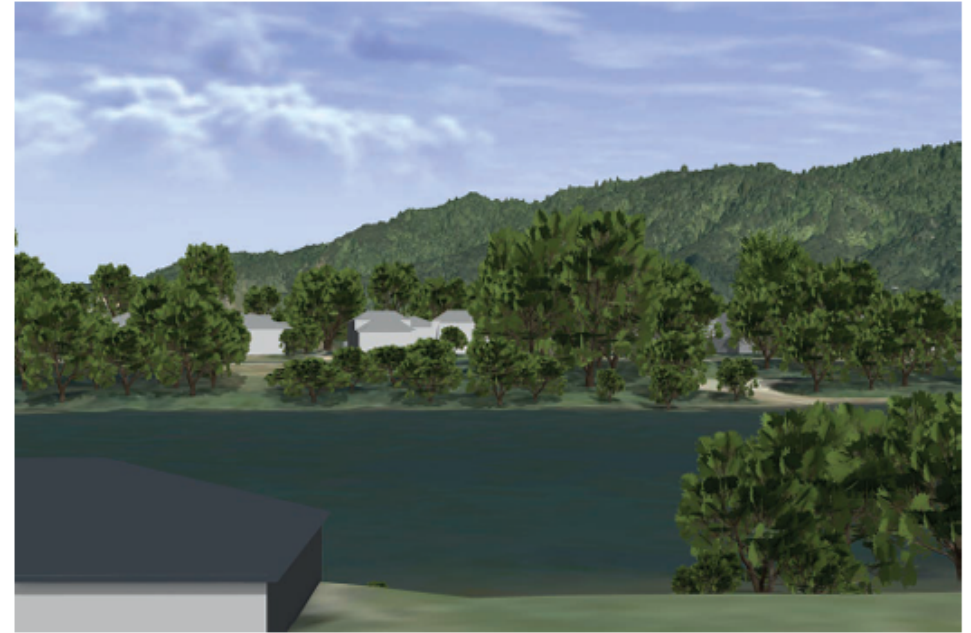
Based on the ODP, PDP, and Variation 3 as notified, from a landscape perspective, the level of intrusion into the existing cultural view shaft would be small and would not likely change how the Hakarimata Ranges were experienced from Tuurangawaewae. Any development taller or with a greater site coverage has the potential to intrude into the existing views of the Hakarimata Ranges.

24 https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/variations/variation-3-enabling-housing-supply/expert-evidence/final-statement-of-evidence---dave-mansergh.pdf?sfvrsn=f8f569c8_2





Model Showing the Potential Visibility of the PDP Permittable Development Envelope



Model Showing the Potential Visibility of the PDP Permittable Building Mass



Model Showing the Potential Visibility of the Variation 3 Permittable Development Envelope



Model Showing the Potential Visibility of the Variation 3 Permittable Building Mass

Land Use Assessment

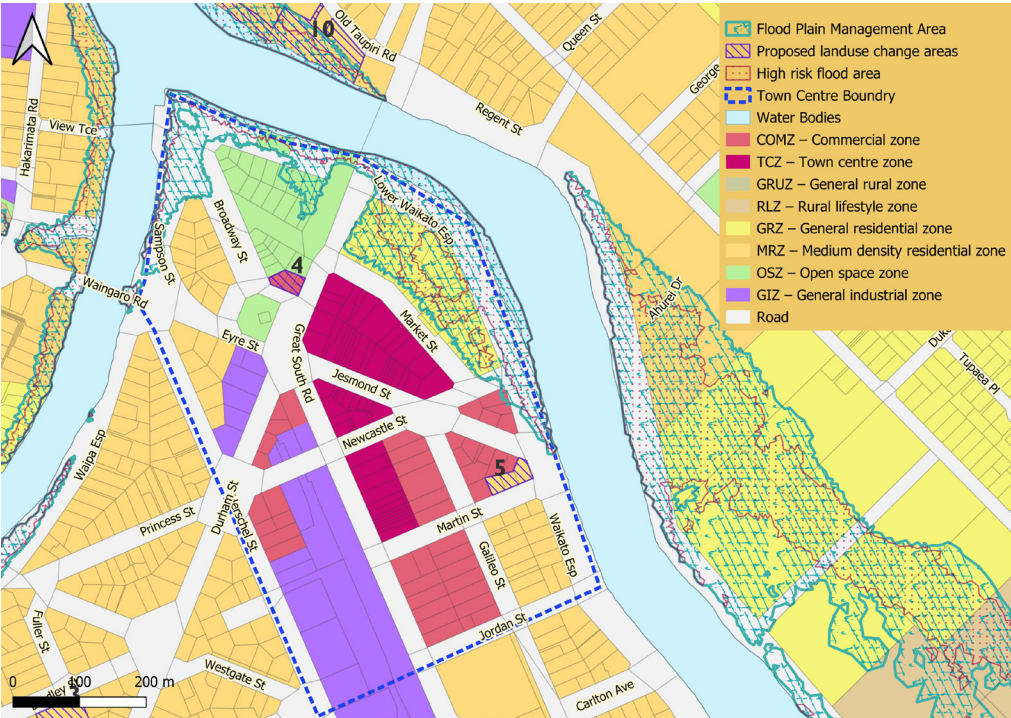
The employment (**town centre**, **commercial** and **industrial** zoned) land is concentrated within the heart of the town centre, with access off Great South Road. The core retail/commercial area is surrounded by supporting medium density and residential zoning. Through the Structure Plan and Town Centre Plan, the intention is to strengthen the Ngaaruawaahia town centre and not dilute it by zoning any additional town centre or commercial land outside of the core town centre area.


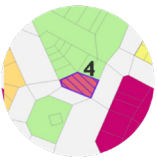
The **town centre** and **commercial** zoning encourages mixed used development. Mixed-use developments typically include a variety of retail/commercial, residential, and recreational/community spaces within one building and/or in close proximity. Mixed land use developments encourage “live, work, play” in the same neighbourhood. This proximity encourages walking and reduces the need for driving, thereby promoting healthier lifestyles and reducing traffic congestion.

The Durham Precinct, located on Durham Street on the western side of the Great South Road and the railway line, is an example of horizontal mixed-use development that provides opportunities for smaller businesses and entrepreneurs to thrive alongside larger retailers (located in the main street, Jesmond Street). The Durham Precinct is zoned **commercial** and backs onto **industrial** sites. This diversity of businesses adds to the unique character of the town centre and creates a sense of place that attracts residents and visitors alike.

As part of the Town Centre Plan development, consideration is given to the existing land use pattern to see if it is fit for purpose. Within the context of Ngaaruawaahia town centre, minimal changes are recommended to zoning due to the recent proposed district plan decisions with many of the land use changes being addressed already. The recommended changes shown below are generally small in nature.

Figure 4-3: Current Zoning Pattern – Town Centre



Zone Change		Timing	Notation
	Commercial Zone › Open Space Zone.	Long Term	The extent of this proposed change relates to the property - 1 Waingaro Road. The extent of this proposed change is to align with the surrounding zoning and provide better adjacent land use compatibility as well as further opportunity to expand the Open Space Zone at the Point.
	Medium Density Residential Zone › Commercial Zone.	Long Term	The extent of this proposed change relates to the properties - 1 Martin Street and 17 Waikato Esplanade. The extent of this change is to align with the surrounding zoning and provide better adjacent land use compatibility and a more pragmatic land use pattern.



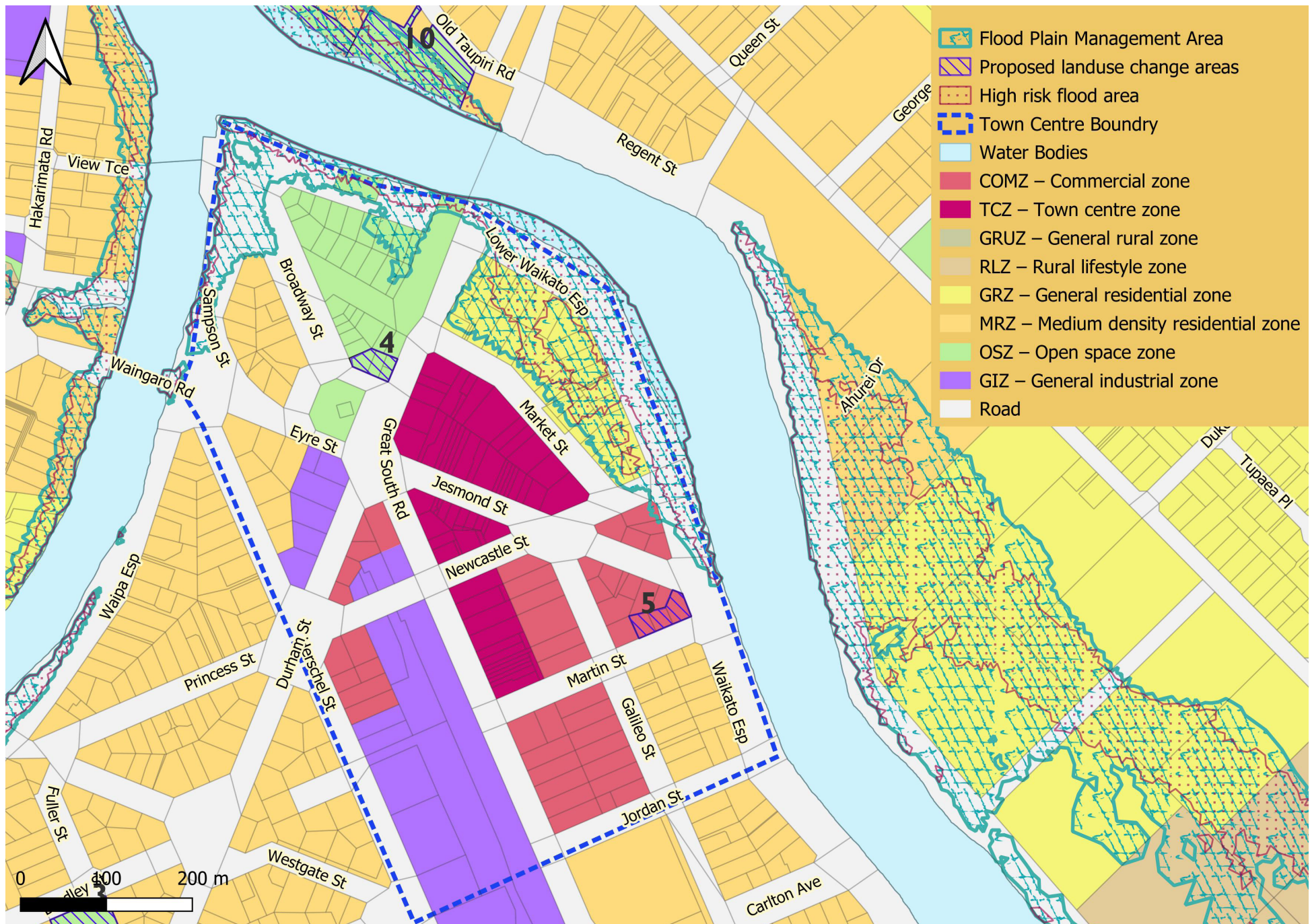


Figure 4-4: Proposed Zoning Pattern after changes

Edge Condition Assessment

The Ngaaruawaahia town centre is unique in the number of cultural sites of significance, historic buildings, ample open space, and community amenities that are located within walking distance from the core town centre area / main street. This adds to the vibrancy and liveability of the town centre.

Alongside establishing the necessary zoning for mixed-use development, a well-crafted **public realm** is vital in achieving communities that are walkable, enjoyable to live in, and vibrant. A high-quality public realm is made up of a number of qualities that engages with pedestrians. The three main qualities investigated as part of the Urban Design Assessment and Town Centre Plan includes: permeability (1), transparency (2) and built to boundary (3).

Permeability (1) looks at the provision of pedestrian access points at street frontage. Transparency (2) 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 traffic and pedestrians. Building to the boundary (3) assesses if the buildings are located close to or directly on the edge of the property line, creating a more consistent street front.

The public/private interfaces of the Ngaaruawaahia town centre streetscape have been visually evaluated based on the above qualities and identified on Figure 4-5 as strong, weak, poor or missing edge conditions. A building frontage that illustrates all three of the above qualities is identified as having a strong active street frontage and a building frontage with just one as poor.

The areas that require active street frontages identified in the District Plan for Ngaaruawaahia are Jesmond Street and Great South Road from Jesmond to Martin Street. The street frontages are currently fragmented and a mix of strong, weak and poor. There are several heritage buildings located within the town centre, with most having weak/poor edge conditions.

A key area of improvement is the built form at the intersection of Jesmond and Great South Road. The two corner sites (one being a heritage building) are gateways and drawcards to the main street and will be a significant contributor to the quality of the streetscape. Heritage street fronts often represent the architectural, cultural, and historical identity of a community. They provide a tangible link to the past, reflecting the values, traditions, and stories of the people who lived there. Preserving these fronts helps maintain a sense of continuity and connection to the past for future generations.

The town centre is also characterised by a large amount of vehicle accesses across footpaths, resulting in large gaps along these key street frontages. Attention should be given to improve the key frontages and filling in the gaps to add to the vibrancy and attractiveness of the main streets.

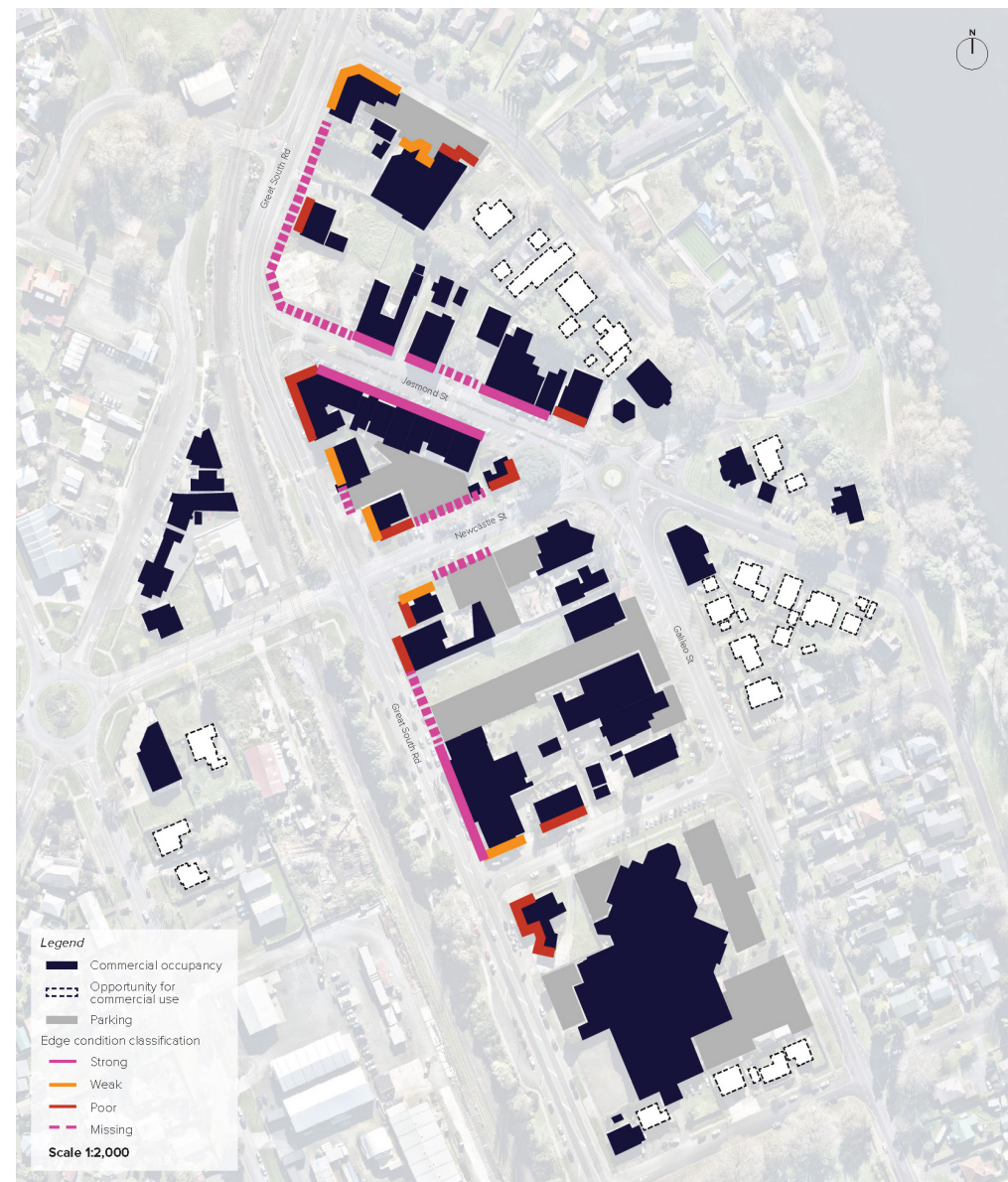


Figure 4-5: Ngaaruawaahia Town Centre Edge Condition Assessment²⁵



Public Gathering Spaces

Create plazas, squares, or parks where residents can come together for events, markets, or simply to socialise.

The Ngaaruawaahia town centre has a few spaces that could be classified as public gathering spaces, consisting of smaller “plaza/squares” to bigger reserve spaces. The small public plaza/square centrally located along Jesmond Street has the potential to become a focal point and space for the community to come together. The current community library is located approximately 50m from the public plaza/square.



The Point and Kiingitanga Reserve are located northwest of the town centre with a playground and skatepark. This space is well utilised by the community and tourists visiting the area. The Point is also used for community events throughout the year. The Waikato Esplanade strip includes seating and some outdoor sport equipment.

The public green spaces / gathering spaces are located along the Town Centre Loop (see the pedestrian friendly infrastructure and the green spaces sections below for more details).

It is very important to ensure public gathering spaces are safe and well maintained. By adhering to the crime prevention through environmental design principles (CPTED), the public spaces can be inviting and vibrant. Consideration should be given to the following:

- Vegetation should be maintained to ensure clear sight lines from the street and neighbouring properties.
- Efficient lighting should be provided to ensure the spaces can safely be utilised after sunset/ before sunrise; the extended hours of use will add to the vibrancy of the town centre.
- The surrounding land use should encourage passive surveillance to contribute to a sense of place. Mixed land use with a combination of retail, office and residential will enhance passive surveillance and better use of the public space with extended hours of activity.

Pedestrian-Friendly Infrastructure

Design streetscapes that prioritise pedestrians over vehicles, with wide sidewalks, pedestrian crossings, and well-marked crosswalks.

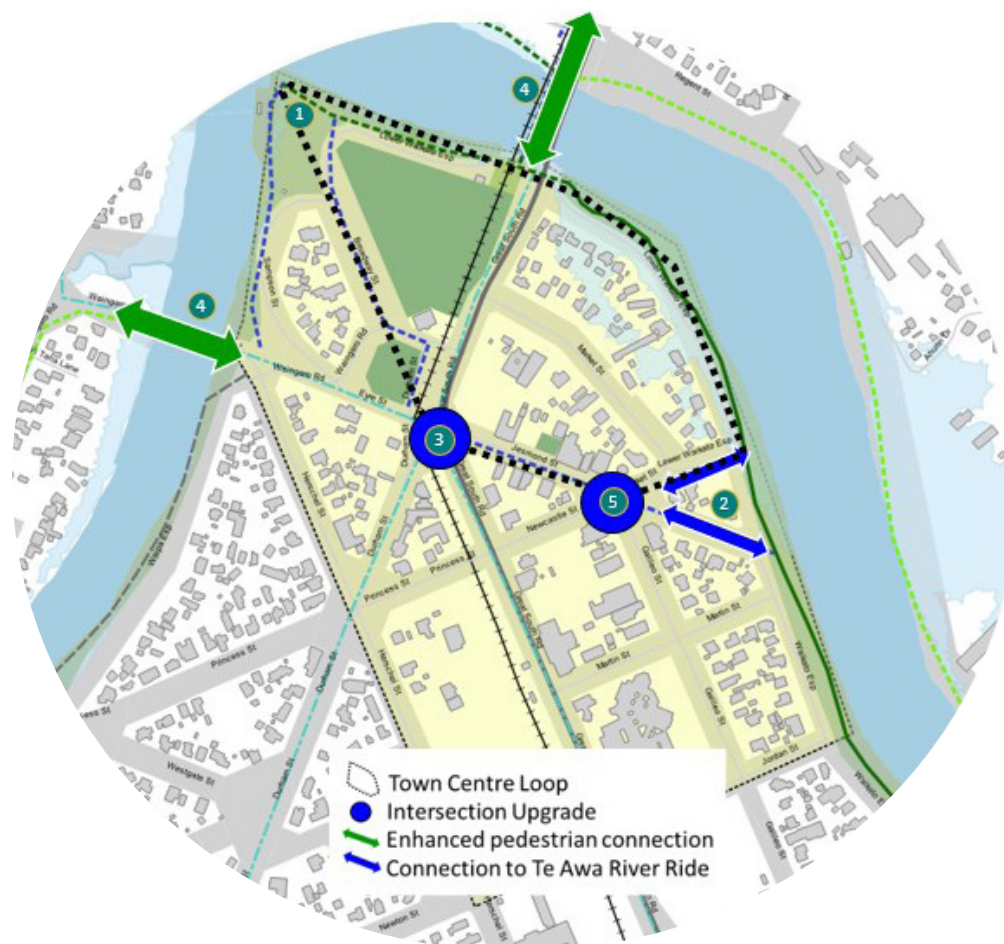
Ngaaruawaahia is bisected by the major corridors of Great South Road (previously SH1) and the NIMT. These create a barrier for east-west access within the town centre and make direct access for people walking or on bikes to the town centre difficult, with limited safe crossing locations.

The Te Awa River Ride is a popular scenic cycling and walking trail in New Zealand. Unfortunately, the Awa River Ride stops abruptly on Lower Waikato Esplanade, with no direct linkages to The Point or the town centre.

The two bridges crossing the Waipaa and Waikato Rivers have narrow footpaths and no provision for cycling to connect to the western and northern areas. Currently, there are limited cycle facilities throughout the local network.

Overcoming the above-mentioned challenges, several pedestrian friendly infrastructure upgrades are proposed for the town centre.

- 1 Extend the Te Awa River Ride cycle route to The Point and across the Waikato River via Hopuhopu, to Taupiri with links to Taupiri Maunga summit track and urupaa.
- 2 Connect the town centre with the Waikato River and Te Awa River Ride cycle route with connection along Jesmond Street and Esplanade Road (supporting the Town Centre Loop).
- 3 Improve the connectivity across Great South Road and the NIMT.
- 4 Improve the walking/cycling connections across the Waipaa and Waikato Rivers.
- 5 Upgrade the roundabout at the Jesmond Street/Newcastle Street intersection to manage cyclist and pedestrian safety and reduced speeds as well as deliver on the east-west connection.



By providing the safe pedestrian connection along Jesmond Street and across Great South Road, the town centre loop is complete.



The image on the overleaf graphically illustrates the broader active mode opportunities for the town centre.

Ngaaruawaahia - Active Modes

Active Modes

- 1

Future walking and cycling facility across Waikato River.
- 2

Improved walking and cycling connection to Hakarimata Ranges and Te Araroa.
- 3

Improved walking and cycling connection to Te Awa River Ride via Jesmond Street and Waikato Esplanade.
- 4

Upgrade Old Taupiri Road/Great South Road Intersection (under investigation).
- 5

Upgrade Great South Road/Princess St intersection to better integrate with rail crossing. Potential signalisation and a raised intersection under investigation.
- 6

Proposed roundabout with raised platforms for pedestrians and cyclists (under investigation).
- 7

Safety improvements at existing roundabout (under investigation).
- 8

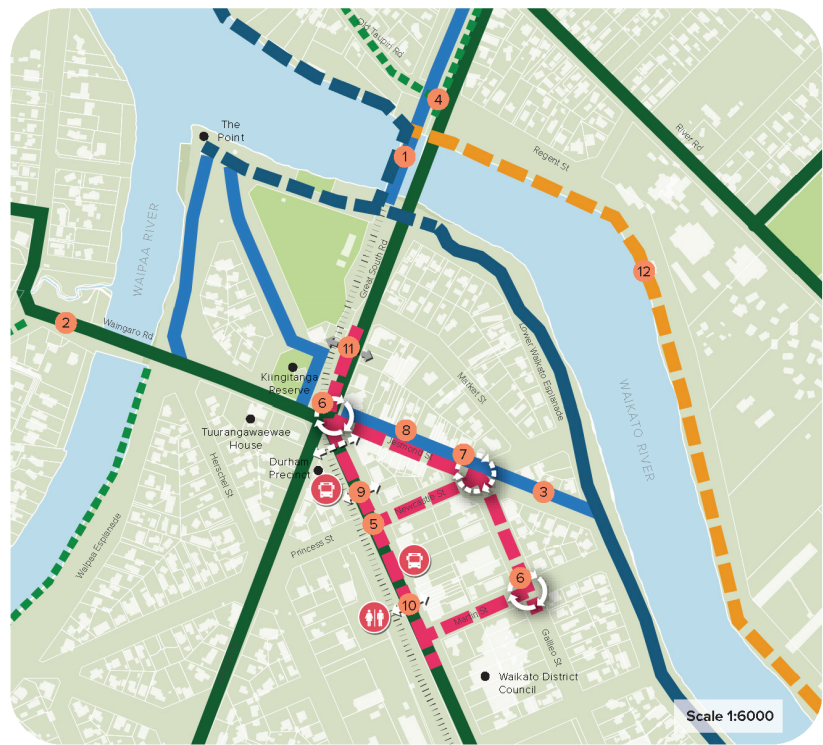
Jesmond Street upgrade. This could include providing safer facilities for active modes, increased space for pedestrians, or provision of more space next to shop frontages for outdoor dining (under investigation).
- 9

Remove existing zebra crossing when new crossings are provided at Princess St signals and Jesmond roundabout.
- 10

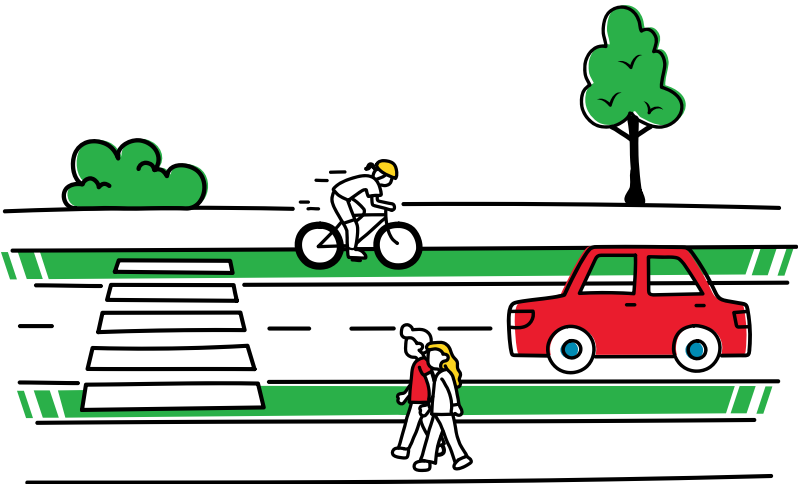
Provide raised platform at the existing zebra crossing to improve access to public toilets.
- 11

Closure of Waingarua Road Intersection and level crossing.
- 12

Provide connections to Tuurangaawaewae Marae



The image on the overleaf graphically illustrates the recommended intersection upgrades along Jesmond Street to improve pedestrian and cyclist safety and connectivity.



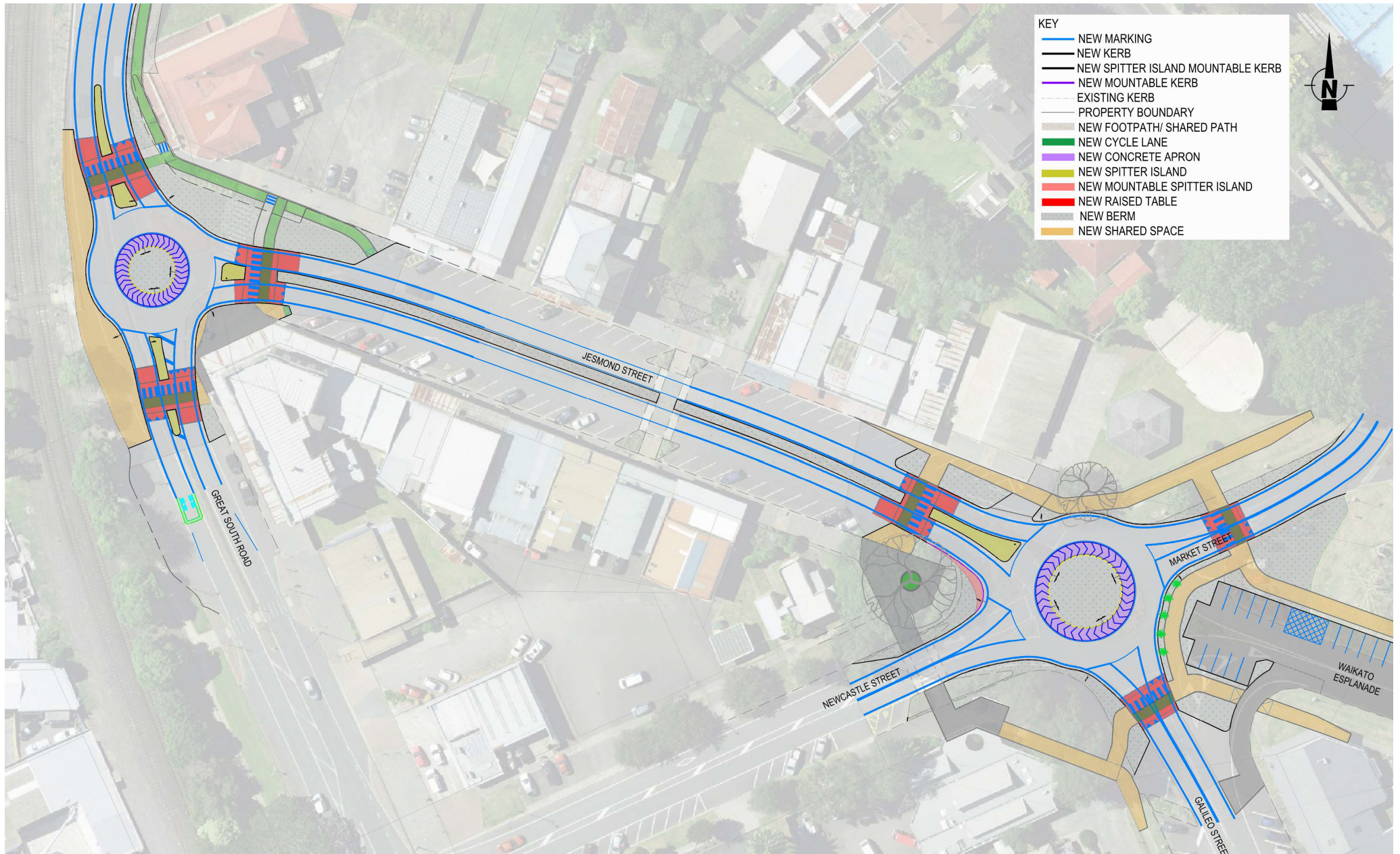


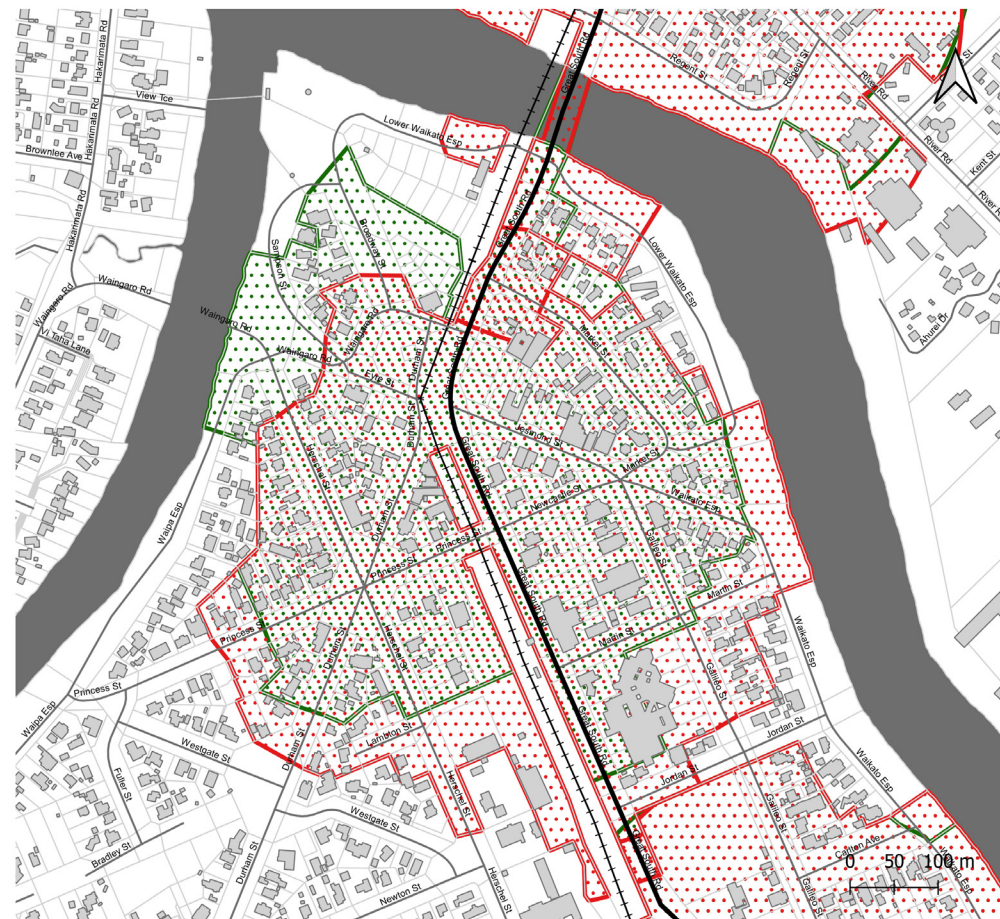
Figure 4-6: Jesmond Street Intersection Design²⁷



Improve public transportation systems, introduce bike lanes, and promote carpooling to reduce reliance on individual vehicles and encourage community interaction.

The Ngaaruwaaahia town centre has been identified as a possible location for a future bus rapid transit (BRT) and/or train station, therefore having the potential to develop as a Transit Oriented Development²⁸ (TOD) node. TODs support the principles of mixed-use development and has a strong focus on walkability. Options for a suitable location for a future bus/train station are being considered.

Lockable charging stations for ebikes and scooters should be provided at The Point along the Te Awa River Ride.



28 Transit oriented development (TOD) nodes are urban areas designed to integrate different modes of transport (i.e. bus and train) functions with people, activities, buildings, and public spaces that aim to optimise access to public transportation.

4.1.2 Identity

Design Principle: Strengthen the strong sense of identity, and character of the town centre.

Identity

Historic Heritage and Character

Public Art and Signage

Historic Heritage and Character

Preserve or enhance existing historic heritage and features that contribute to the town's identity, while also incorporating new design elements that reflect its histories and culture.

Historical heritage plays an important role in contributing to a sense of belonging, which includes character and recognises peoples connections to places within both a rural and an urban environment. There are several heritage buildings and landmarks, many archaeological sites, and notable trees located within the town, which showcases the rich cultural histories of the town, and can contribute significantly to the town centre revitalisation in several ways, as listed below:

- **Tourism and Cultural Identity:** Historic places and sites often serve as magnets for tourism, drawing visitors interested in experiencing the town's unique histories and culture. Tourists can contribute to the local economy through spending on dining, shopping, and other activities. Over time Ngaaruawaahia could include overnight accommodation as well.
- **Sense of Place and Community:** Historic landmarks provide a sense of place and identity for local residents, fostering community pride and a connection to their heritage. These spaces (The Point for example) serve as gathering spots for community events and celebrations, contributing to a vibrant social fabric and provide links to the wider community who travel through or visit.
- **Economic Development:** Preserving and repurposing historic buildings (for example the Centennial Memorial Plunket Rooms, Grants Chambers, and the Masonic Lodge Te Marama) can catalyse economic development by attracting businesses, entrepreneurs, and investors. These buildings can be transformed into boutique shops, galleries, restaurants, or cultural centres, creating jobs and stimulating the local town centre economy.
- **Heritage Tourism and Educational Opportunities:** Historic places and sites offer educational opportunities for residents and visitors alike, providing

insights into the town's histories, architecture, and cultural heritage. Informational signage, guided tours, and educational programs can enrich the visitor experience and foster a deeper appreciation for the town's heritage.

- **Preservation of Cultural Heritage and Archaeology:** Protecting and preserving historic landmarks and archaeological sites safeguards the town's cultural heritage for future generations, ensuring that important landmarks, stories, traditions, and artifacts are not lost to time. This preservation effort contributes to the town's overall identity and sense of place.
- **Urban Renewal:** Restoring and maintaining historic architecture can enhance the aesthetic appeal of the town centre, making it more attractive to residents, businesses, and visitors. Renovations and adaptive reuse projects can breathe new life into neglected areas and buildings, revitalising the urban landscape.



Figure 4-8: Cultural Heritage Buildings and Landmark

Key Heritage Sites / Buildings

The current heritage listings for the Ngaaruawaahia Town Centre include:



The Point, Kiingitanga Reserve and Tuurangawaewae House are significant cultural sites that deserve recognition by way of protection and preservation. Sites of cultural significance should be protected and celebrated through wayfinding, artwork, and storytelling (raising awareness within the local community and visitors alike).

Heritage ID - 96



1

Turangawaewae House / Maori Parlement (1917-1919)

Heritage ID - 89



2

Ngaruawahia World War I Memorial Cenotaph (1922)

Heritage ID - 90



3

Former Pioneer Gun Turret (1863; relocated 1926)

Heritage ID - 91



4

Former Hutt Residence (c.1906)

Heritage ID - 93



5

Potatau Monument (1895)

Heritage ID - 87



6

Ngaaruawaahia Regatta Association Band Stand (c.1913)

Heritage ID - 92



7

Delta Hotel (1900)

Heritage ID - 88



8

Former 1877 Ngaaruawaahia Combined Road/Rail Bridge Abutments & Piers (1875-77)

Heritage ID - 127



9

Former FH Edgecumbe Residence (c.1887)

Public Art and Signage

Install public art installations, murals, or sculptures that celebrate local heritage and culture, and use signage that reflects the town's unique character.

There are currently several beautiful murals and storyboards located across the town centre. These public art/murals and storyboards reflect the unique identity, history, and values of the local iwi and community. By incorporating local themes, traditions, and narratives, art installations contribute to a sense of place and foster community pride. They also serve as conversation starters, sparking dialogue and connection among residents and visitors.

Public art installations such as sculptures, murals, and street art can transform bland or neglected spaces into visually captivating attractions. These artistic elements create focal points that draw pedestrians into the town centre, making it a more engaging and enjoyable environment. Township gateway sculptures could be installed as a way of physical markers to signify the town's entrance and exit points.

Eye-catching public art can become iconic symbols of a town, attracting tourists and visitors who seek out memorable and "Instagram-worthy" experiences (for example the angel wings painted on a wall at the Durham Precinct). These art installations can become landmarks in their own right, contributing to the town's identity and increasing foot traffic in the town centre, contributing to the local economy.

Well-designed signage helps residents and visitors navigate the town centre more easily, reducing confusion and enhancing the overall experience. Clear signage for attractions, amenities, parking, and pedestrian routes improves accessibility and encourages exploration of the area. Accordingly, the creation of a wayfinding and signage strategy or plan that reinforces key cultural sites, routes, and amenities is needed. This strategy or plan should be developed in close conversation with local iwi and the wider community.



4.1.3 Natural Environment

Design Principle: Celebrate and connect communities to blue-green networks and significant cultural areas supporting recreational use and preserve local identity.

Natural Environment

Green spaces

Urban tree canopy

Green Spaces

Introduce parks, gardens, and green corridors to improve air quality, provide habitat for fauna and flora, and offer residents places for recreation and relaxation.

A key natural feature framing the town centre is the convergence of the Waipaa and Waikato Rivers, with breathtaking views of the Hakarimata ranges. Large areas of flooding have been identified along the banks of the Waipaa River and along the gullies of the land east of the Waikato River.

The town centre includes The Point Reserve (open space) with a playground, esplanade sections along the rivers, and a small public square within the main street. Through the structure plan community engagement, the public square along Jesmond Street have been identified as possible locations for future community gardens and community nursery.

- 1 The Point Reserve.
- 2 Public square - possible locations for future community gardens and community nurseries.
- 3 Notable tree site – there is ample space with endless possibilities to transform this area into an active outdoor community space.
- 4 The open space along to the railway line on the Durham Precinct side has the potential to become a community green space and serve as a buffer to the railway line.



Figure 4-9: Green Spaces and Town Centre Loop

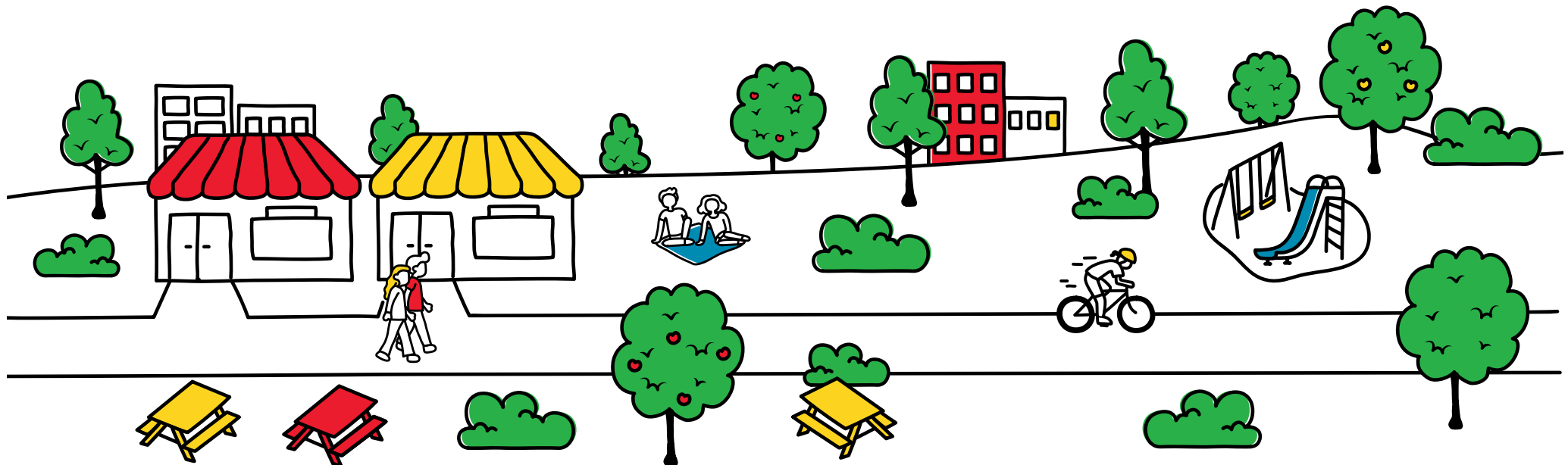
Urban Tree Canopy

■ Plant trees along streets and in public spaces to provide shade, mitigate heat island effects, and enhance the aesthetic appeal of the town centre.

Trees and greenery soften the built environment, adding visual appeal to the town centre and creating inviting and pleasant spaces for residents, workers, and visitors. Green spaces with lush canopy cover can transform a seemingly concrete space into a vibrant and attractive urban oasis.

Most of the larger and notable trees are located at the Point Reserve and along the Waikato Esplanade. More can be done to increase the number of trees and vegetation in the town centre. Trees provide shade, reduce surface temperatures, and help regulate microclimates in urban areas. By creating cooler and more comfortable environments, urban canopy cover mitigates the urban heat island effect, particularly in built up town centres, and reduces the demand for energy-intensive cooling systems during hot weather.

Throughout the structure plan community consultation process, the community indicated they would like to see kai (food) trees planted in town, to provide not only shade, but also food/fruit to the community.



4.1.4 Growth and Economy

Design Principle: Support projected growth with well connected services, amenities and commercial opportunities to fit the needs of the community.

Growth and Economy

- Retail Diversity
- Development of Key Sites
- Business incubators

Retail Diversity

Encourage a mix of retail establishments, including locally-owned shops, boutiques, cafes, and restaurants, to create a vibrant and diverse commercial district.

The main retail and commercial activities within the Ngaaruawaahia town centre are located along Jesond Street and Great South Road. Most of the stores are less than 500m² and therefore have a convenience/specialty store focus. The town centre lacks diversity in retail options, with nearly 60% of retail stores focused on the food and takeaway sectors. The town centre commercial service businesses range from hairdressers, beauty therapy/massage, and real estate agencies to medical practitioners.

A cluster of community facilities are located along Galileo Street, including the community War Memorial Hall, a medical centre, two churches, Ngaaruawaahia Tu Tangata Trust, Waikato District Council and Ministry of Social Development offices. The town centre open space/parks and playgrounds are located on the northern end of the town centre, at the convergence of the Waaipa and Waikato rivers.

An important measure of a town centre's health is the level of vacancy. The Ngaaruawaahia town centre currently has 17 vacant stores²⁹, which equates to 22%. This percentage is very high, indicating that the Ngaaruawaahia town centre is not healthy and is underperforming relative to its market size. The centre is in need of assistance to successfully play its role and function as envisaged. Unfortunately, many of the retail stores and buildings in the town centre are considered not to be of good quality.

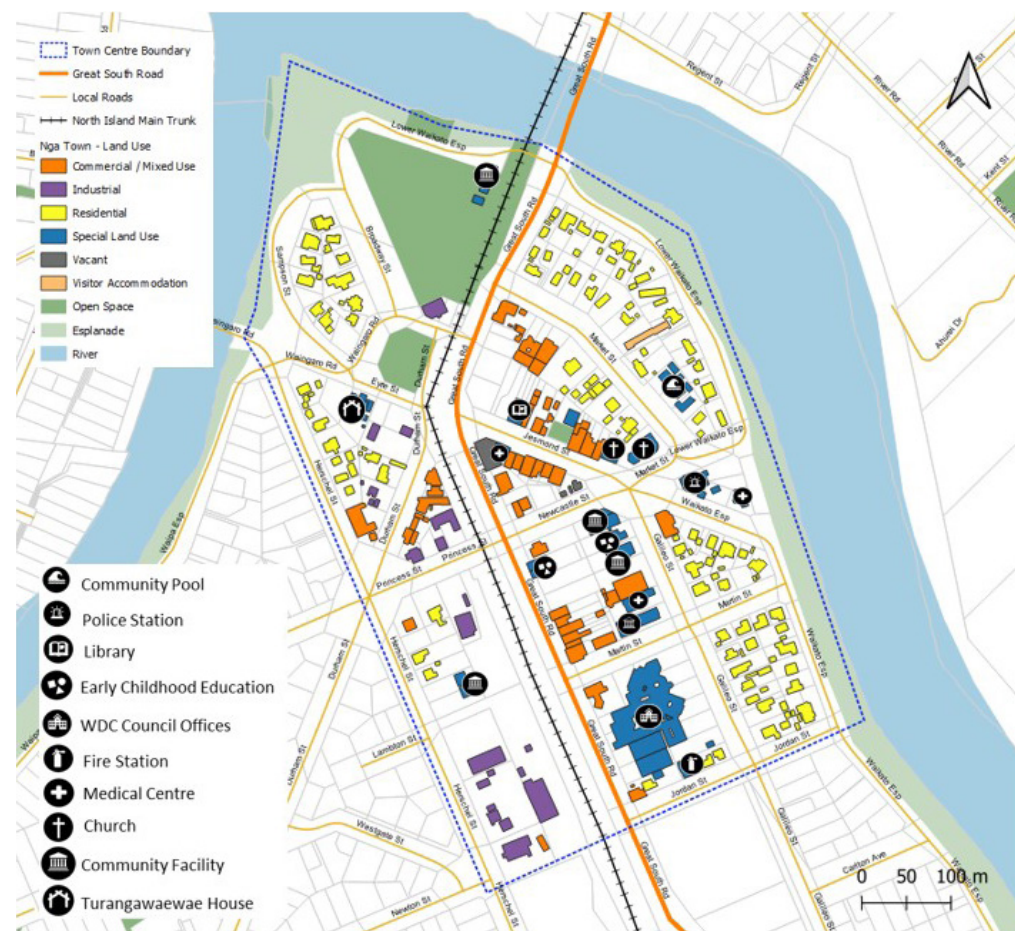


Figure 4-10: Town Centre Retail Diversity

Development of Key Sites

Enable and support the development of key sites to encourage increased vibrancy, vitality and amenity in the town/ village centre.

Waikato District Council has recently bought the old Waipaa Tavern site, located on the corner of Great South Road and Jesmond Street. The acquisition means Council has a block of 5,361m² incorporating six council-owned properties, including the former Waipaa Tavern site and the existing Ngaaruawaahia Library site. This key corner site has the potential to be developed as a community hub (a welcoming space for learning, creativity, engagement and connection) and serve as a catalyst for the rejuvenation of the town centre.

The Grants Chambers (1929) is a beautiful historic building located on the corner of Great South Road and Jesmond Street and is a Ngaaruawaahia landmark. It is currently underutilised, but has the potential to be enhanced. As the building is a listed heritage item, it needs to be preserved, maintaining the town's architectural heritage while accommodating modern needs and uses.



Image 4-1: The Grants Chambers (1929)

The Ngaaruawaahia Centennial Memorial Plunket Rooms (1940) historic building has also been identified, within the Parks and Facilities Report (Appendix 7), as having the potential to repurposed into a shared community space.

The Plunket rooms are strategically located at the eastern entry point of the town centre main street, on the corner of Jesmond Street and Newcastle Street. This site has the potential to become a focal point/landmark site – celebrating the entrance of the main street. The Plunket rooms border a large public space and a very old, protected holm oak (notable tree). Image 4-2 which provides canopy cover and the opportunity for a lovely interactive outdoor space.

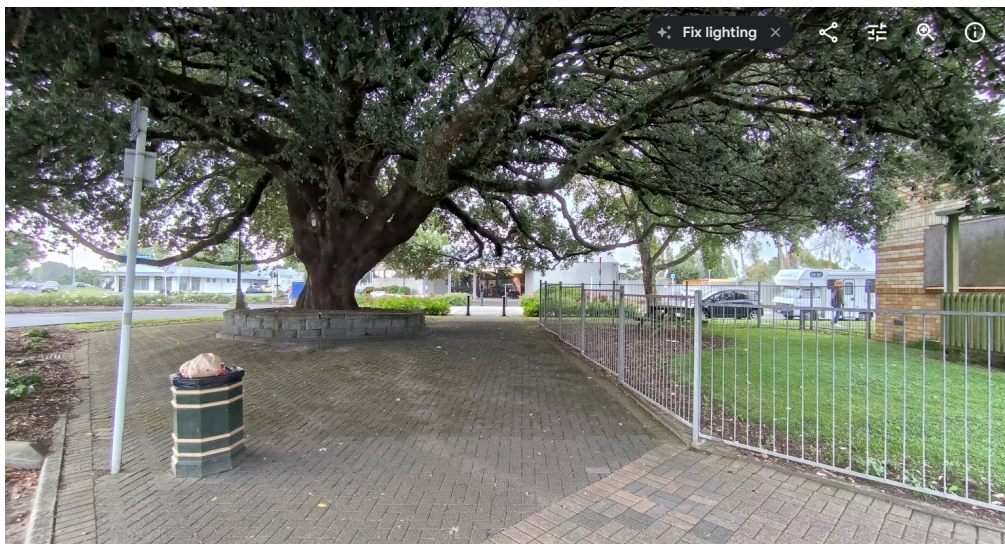
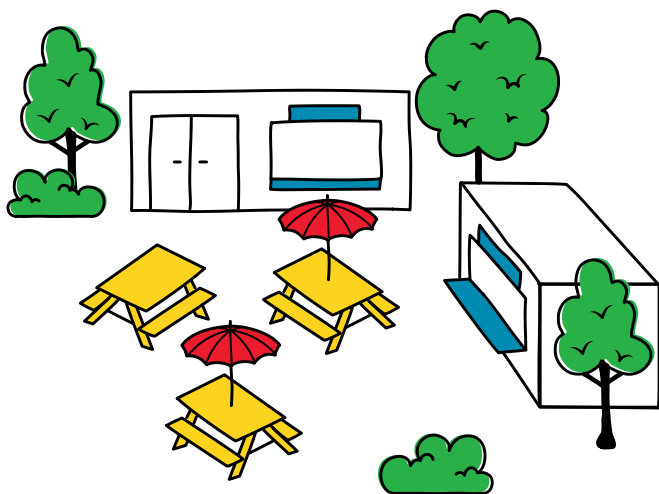


Image 4-2: Notable Tree outside of Plunket building

These key development sites play a vital role in the town centre revitalisation by catalysing economic growth, creating job opportunities, attracting foot traffic, enhancing infrastructure and amenities, preserving historic heritage, and strengthening the town's identity. By leveraging these sites effectively, they can contribute greatly to the Ngaaruawaahia centre becoming a vibrant, resilient, and inclusive urban centre that thrives for years to come.



Business Incubators

Establish incubator spaces or coworking hubs to support local entrepreneurs and start-ups, providing resources, mentorship, and networking opportunities.

The Durham precinct (4-3) is a good example of an entrepreneurial incubator space. The shipping containers have been converted into start-up businesses. As noted within the market assessment, the Durham Precinct retail node currently complements the main streets' (Jesmond Street and Great South Road) retail/ commercial service offerings in the community but should not expand beyond the designated commercial zone. The Durham Precinct site is not yet developed to full capacity and can accommodated additional start-ups.



Image 4-3: The Durham Precinct

Insights and Opportunities

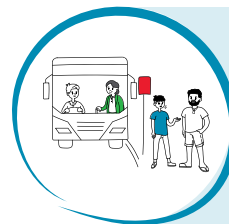
Opportunities have been identified for the town centre through a multi-stage approach. They are a combination of:

- The contextual analysis.
- A spatial analysis undertaken through a desktop assessment.
- A site visit in combination with Council staff, elected members and community board representatives.
- Input received from technical reports.
- Inputs received by Council through community surveys and feedback.

Feedback was received from the community via online engagement and community open day events held in Ngaaruawaahia, Hopuhopu and Taupiri. These sought to understand the issues experienced by the community, and opportunities seen by those that live, work and play in the three settlements to improve the liveability of these places.

The opportunities for investment have been grouped under the headings of the design principles, noting that some opportunities will align with multiple design principles.

The opportunities were grouped into themes relating to:



Connected Communities

Opportunities relating to transport and accessing the places people want to get to, such as the town centre and key destinations like Tuurangawaewae Marae.



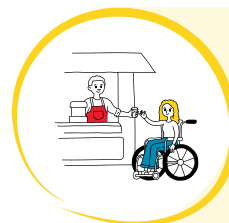
Identity

Opportunities related to telling the history, and highlighting the identity, of Ngaaruawaahia, Hopuhopu and Taupiri.



Natural Environments

Opportunities related to improving access to, and the quality of, the natural environment.



Growth and Economy

Opportunities related to enhancing commercial activity and supporting future growth.

The following pages provide a summary of the opportunities identified through this process. Some of the opportunities sit outside of the remit of Waikato District Council, however, were recorded to fully understand the issues and opportunities seen by the community. These opportunities have been assessed and considered by council as part of this process and have informed the key moves and outcomes. Not all opportunities have been progressed.



Ngaaruawaahia - Town Centre Opportunities

Connected Communities

Promote safe, efficient and attractive active mode connections to encourage walkability and reduce car dominance

1. Create a high quality pedestrian experience along Jesmond Road with reduced speeds and pedestrian prioritised movement.
2. Provide a clear pedestrian link from bridge down to edge of the Waikato River.
3. Improve the Jesmond Street five leg roundabout at the eastern end with a pedestrian and cycling focused solution.
4. Provide a safe and prioritised pedestrian and cycling connection.
5. Review of on street parking, there are carparks too close to zebra crossing obstructing visibility.
6. Upgrade intersection at Old Taupiri Rd and Regent St.
7. Clear sightlines and visibility at New World carpark entry points.
8. Increase visibility turning out of Martin Street.
9. Maximise active mode connectivity through roundabout to improve access to Durham Street Precinct.
10. Improve visibility at the corner of Waingaro Road and Herschel Street.

Other opportunities

- Create a wayfinding and signage strategy and plan that reinforces key cultural sites, routes and amenities.

Identity

Strengthen the existing identity and character of the place

1. Kingtanga Reserve, an Urupa, and Tuurangawaewae House are significant cultural sites that deserve recognition by way of protection and preservation.
2. Provide visual cues across the North Island Main Trunk by improving the back/service areas of Durham Street buildings and edge of Kingtanga Reserve with landscape treatment and art.
3. Opportunity for a rest point with bike parking and e-bike charging stations at The Point and along Waikato River.
4. Market area at Jesmond Street - inclusion of shelter to encourage more active use of the space.
5. Proposed masterplan for The Point with recreational facilities, extended Te Awa River Ride cycle route/walkway and carparking.
6. Key corner site - opportunity for mixed use community functions such as library, meeting rooms and retail.

Other opportunities

- Design guidelines around town centre appearance and improved existing retail and commercial frontages with canopies, street furniture, seating, planting etc. Involve local schools in painting murals to build a sense of ownership within the community.
- Opportunity for story telling, signage and expression of cultural narratives through township - specific places to be investigated.
- Consolidate community facilities where possible, consider relocation or land swap.

Natural Environment

Connect communities to blue-green networks and provide recreational activities and opportunities

1. Protect existing trees and look to provide upgraded seating, bins and other amenities.

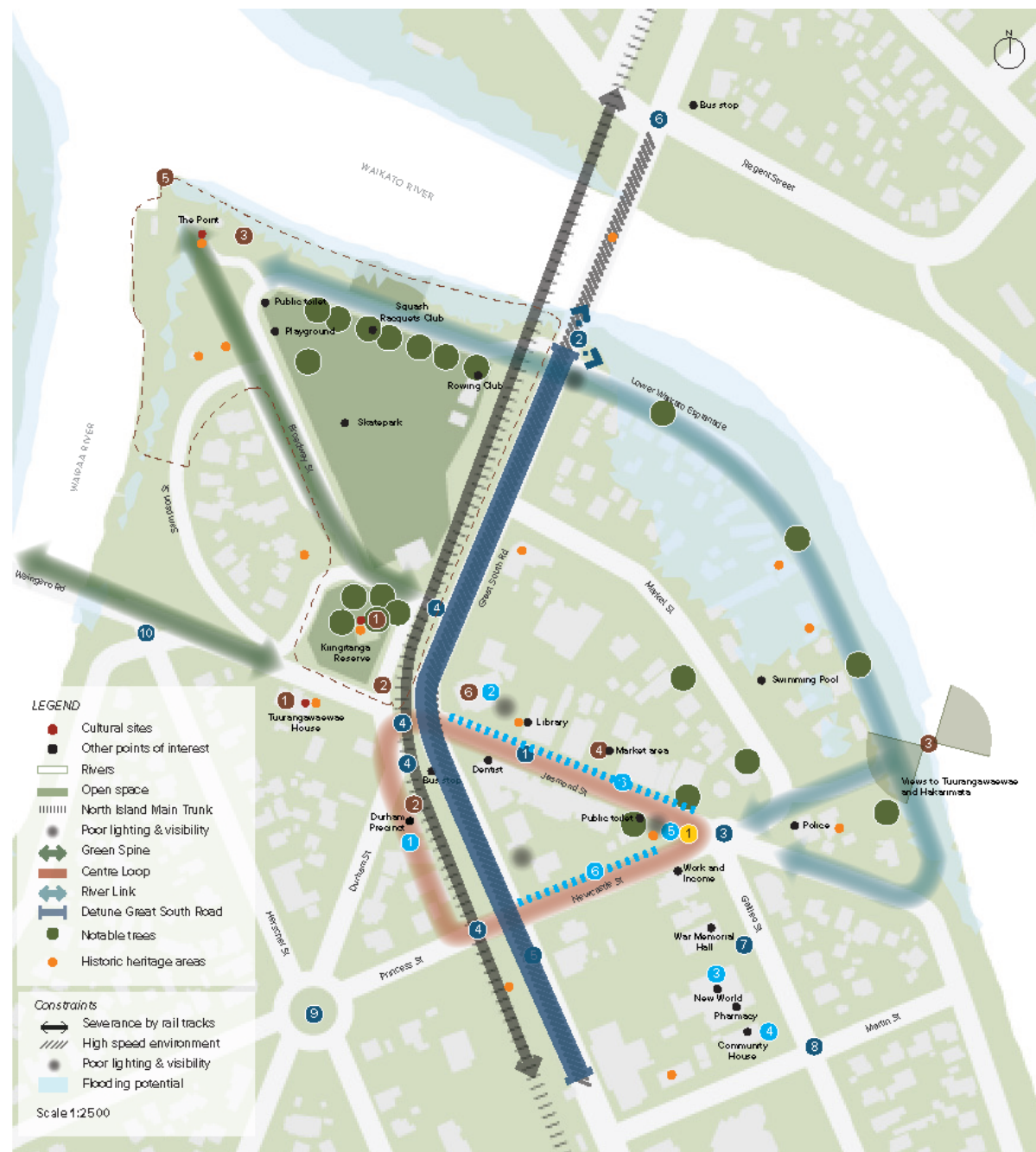
Other opportunities

- Consider inclusion of water sensitive design initiatives such as rain gardens, planted medians, permeable paving, swales and drought resistant planting.

Growth and Economy

Support projected growth with well connected services, amenities and commercial opportunities to fit the needs of the community

1. Future proof Durham Precinct.
2. Redevelop the corner site with opportunities to combine with other community uses.
3. Consider future expansion of New World as an anchor tenant and catalyst.
4. Opportunity to relocate Community House to accommodate and enable growth of community services.
5. Redevelop Plunket building for future community use.
6. Consolidate gaps in the streetscape and reactivate vacant sites with functions that provide active uses after hours.



4.2 Key Moves

The opportunities identified were shared with the community across two open days, and through online engagement where feedback and support was gathered. The opportunities were also assessed against the agreed outcome principles for the project.

The feedback relating to opportunities identified were considered together to confirm the key moves and outcomes for Ngaaruawaahia and how these are to be prioritised over the short, medium and long term. It was recognised that some of the projects are highly complex, will have associated cost, and will need further detailed investigation before they are able to be confirmed in the long term plan for delivery.

The key moves and outcomes have been identified on the following maps. The anticipated prioritisation of these is addressed in the implementation section of the document. The key moves and outcomes have also been grouped into the design principles of:

Connected Communities

Identity

Natural Environment

Growth and Economy

Walking and cycling activities have been identified separately as inputs from the transport workstream.



Ngaaruawaahia - Town Centre

Connected Communities

Active modes

1. Extension of the Te Awa River Ride cycle route, including a footpath connection to Tuurangawaewae Marae.
2. Create a clear walking and cycling recreation link from the Waikato River to the Waipaa River, linking Hakarimata Ranges through Klingitanga Reserve, Jesmond Street and Waikato Esplanade.
3. Create a clear walking and cycling recreational loop to include Waipaa Esplanade Reserve, The Point, Regent Street/Old Taupiri Road, Lower Waikato Esplanade, Durham Precinct and Tuurangawaewae House.
4. Create a pedestrian and cycle connection between Te Awa River Ride cycle route (Belt Street), St Paul's Catholic School, Rugby League Club (Whatawhata Avenue), Centennial Park and the Waipaa River Trail.
5. New active mode connection over the Waikato River.
6. Upgrade active modes facilities over Waingaro Road bridge.
7. Create a gateway marker at 46 & 108 Great South Road.
8. Upgrade of corridors with active modes:
 - Jesmond Street
 - Great South Road (Both directions - cycleway and footpath).
 - Hakarimata Road and Brownlee Avenue (shared path).
 - Waikato Esplanade (bi-directional cycleway and footpath).
 - Lower Waikato Esplanade (Both directions - cycleway and footpath).

Intersection and roundabout upgrade

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

Enhancing the corridor experience

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

Transport Infrastructure

14. Locate Transport Hub to south of Durham Precinct (location under investigation).
15. Provide bike parking at the base of the Hakarimata Ranges and The Point.
16. Identify spaces for charging points for electric vehicles and bikes at Hakarimata Ranges, Jesmond Street and Durham Precinct.
17. Define and formalise car parks at the Paterson Park in front of the netball courts.



Wayfinding signage



Active modes bridge



Sheltered and protected bike parking



Separated active modes



Tactical urbanism at crossings



Bus hub

Identity

Amenities

1. Development of a reserve site masterplan for Te Mana O Te Rangi Reserve that expresses and represents hapuu koorero through signage, planting and artwork.
2. Upgrade toilets, provide shelter and seating at Paterson Park.
3. Provide rest stops, drinking fountains, bike parking, shelters and viewing platforms along the Waikato River (Lower Waikato Esplanade and Sampson Street).
4. Upgrade Waipaa Esplanade walkway trail with rest stops, lookouts, outdoor seating.
5. Create a wayfinding suite for key destinations including the following: Ngaaruawaahia town centre, Hakarimata Ranges, The Point and Waipaa Esplanade Walkway.
6. Celebrate sites of cultural significance and protect waahi tapu sites through a suite of bi-lingual signage, art work trails, cultural expression and storytelling opportunities at Klingitanga Reserve, The Point, Hakarimata Ranges, Tuurungawaewae Marae and House, Pukeiaahua Paa and The Flour Mill.
7. Placement of expressions (pou, koowhatu, native trees) to whakanoa (restore balance) to locations of colonial reminders.

Maintenance/CPTED/Safety

9. Fix light bulbs that are not working along Great South Road.
10. Introduce mirrors and lights at staircase at the base of the bridge.
11. Trim overgrown vegetation at 3 Galileo Street, 3 Kent Street, The Point, Great South Road and Market Street.
12. Clean up of graffiti at 11 Jordan Street, 21 River Road, 3 Broadway Street, Great South Road bridge and along Great South Road.

Other projects

- Review and update the Commercial Design Guidelines.
- Undertake maintenance and repair of street lighting across the township.



Cultural storytelling signage



Integrated narratives



Shelter and shade at parks



Viewing platform along river



Village green/Town Square



Integrated gateway and interpretive signage

4.3 Implementation

Some of the methods and tools that will be used to implement the Structure Plan and Town Centre plan are summarised below.

District Plan

The District Plan is the legislative rule book which sets out what development can and can't be done and where in the district. Structure plans and town centre plans will form the basis for amendments to the District Plan via plan changes (to an operative District Plan) and plan variations (to a proposed District Plan) to enable the development set out in the plans.

Long Term Plan

The Long-Term Plan (LTP) provides direction on the provision and funding of infrastructure and services within the Waikato district. Projects identified in this plan will need to be identified in the LTP for funding. Not all projects will initially make it into the LTP as the timing may fall outside of the first ten years, or there may be budget constraints, but over time with each three yearly review more projects can be added as others are completed.

Asset and Activity Management Plans

The Waikato District Council prepares Asset and Activity Management Plans which set the various needs, levels of service and demands of assets (e.g. roading, wastewater, water supply, facilities, reserves and open spaces). These are an essential tool in planning and funding infrastructure and services.

Partnerships

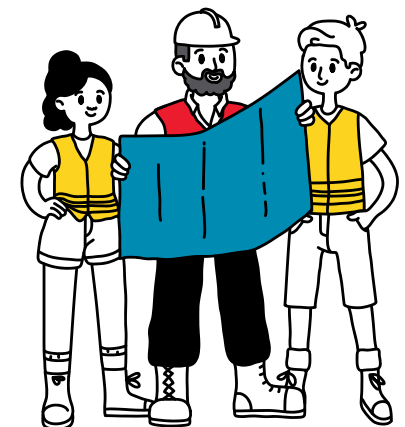
Waikato District Council will implement the *Waikato 2070* in partnership with various organisations and groups to ensure the vision and future development expectations are achieved. The Waikato District Council will work alongside organisations and groups, such as:

- Waikato-Tainui
- Tangata Whenua/Mana Whenua
- Ministry of Education
- Ministry of Housing and Urban Development
- Ministry of Innovation, Business and Employment

- District Health Boards
- New Zealand Transport Agency
- Kiwi Rail
- Utility providers
- Tourism agencies
- Adjoining local authorities
- Waikato Regional Council
- Community boards, community committees, and community groups
- Local business associations
- Kainga Ora
- Police New Zealand / Fire and Emergency New Zealand
- Heritage New Zealand Pouhere Taonga

Implementation Table

The following table identifies the key moves, projects or outcomes that have been identified throughout this document. It considers the alignment with the outcome principles, the project complexity and likely timeframe required to implement the projects. The table provides a tool for future identification and prioritisation of investment across the three settlements across the short, medium and long term.



Project	Climate Change mitigation action	Prioritisation			Complexity		
		Short term 1-3 years	Medium term 3-10 years	Long term 10+ years	Low	Medium	High
NATURAL ENVIRONMENT							
2. Complete masterplan for The Point.		✓			✓		
3. Improve resilience to localised flooding through a possible suite:							
• Increased permeable surfaces and attenuation planting.	✓	✓	✓	✓			✓
• Riverbank planting.	✓	✓	✓	✓			✓
• River edge terracing to protect recreation areas next to the river.	✓	✓	✓	✓			✓
• Greening of current paved spaces (swales).	✓	✓	✓	✓			✓
• Wetlands (tbc).	✓	✓	✓	✓			✓
• Water sensitive urban design (tbc).	✓	✓	✓	✓			✓
CONNECTED COMMUNITIES							
1. Extension of the Te Awa River Ride cycle route.				✓			✓
4. Create a pedestrian and cycle connection between Te Awa River Ride cycle route (Belt Street), St Paul's Catholic School, Rugby League Club (Whatawhata Avenue), Centennial Park and the Waipaa River Trail.	✓			✓			✓
5. New active mode connection over the Waikato River.	✓			✓			✓
6. Upgrade active modes facilities over Waingaro Road bridge.	✓			✓			✓
7. Create a gateway marker at 46 & 108 Great South Road.		✓			✓		
8. Upgrade of corridors with active modes:							
• Jesmond Street.	✓			✓		✓	
• Great South Road (Both directions - cycleway and footpath).	✓		✓			✓	
• Hakarimata Road and Brownlee Avenue (shared path).	✓	✓			✓		
• Waikato Esplanade (bi-directional cycleway and footpath).	✓	✓			✓		
• Lower Waikato Esplanade (Both directions - cycleway and footpath).	✓	✓			✓		
9. Improve the safety and visibility of intersections:							
• Great South Road and River Road.			✓	✓			✓
• Great South Road and Jesmond Street (proposed new roundabout).			✓	✓			✓
• Great South Road, Princess Street and Newcastle Street (signalisation under investigation).			✓	✓			✓
• Great South Road and Waingaro Road (proposed closure under investigation).			✓	✓			✓
• Great South Road and Market Street.			✓	✓			✓
• Waingaro Road and Herschel Street (traffic calming or mirrors).			✓			✓	
• Old Taupiri Road (south), Great South Road and Regent Street.		✓					✓
• Martin Street and Galileo Street (still under investigation).			✓	✓			✓
10. Improve the safety and visibility of Jesmond Street roundabout.			✓	✓			✓
11. Jesmond Street improvements:							
• Consider shared zones and additional informal crossings to improve pedestrian connections.				✓		✓	
• Additional informal crossings and streetscape upgrades. Integrate crossings with intersection upgrades and development sites.				✓		✓	

Ngaaruawaahia

Project	Climate Change Mitigation Action	Prioritisation			Complexity		
		Short term 1-3 years	Medium term 3-10 years	Long term 10+ years	Low	Medium	High
12. Great South Road improvements:							
• Traffic calming and speed management.			✓			✓	
• Roadway art at existing pedestrian crossings.			✓			✓	
• Additional informal crossing points.			✓			✓	
• Beautify the streetscape with planted promenade.			✓			✓	
• Separated active modes corridor.			✓			✓	
• Formalise crossing on Galileo Street outside Ngaaruawaahia Primary School.		✓	✓		✓		
• Saulbery Road / Great South Road intersection upgrade (detailed design in the short-term, with construction in the longer term).		✓		✓		✓	
13. River Road:							
• Traffic calming and speed management.			✓			✓	
• Formalise crossings in front of Tuurangawaewae Marae.			✓			✓	
IDENTITY							
5. Create a wayfinding suite for key destinations including the following; Ngaaruawaahia town centre, Hakarimata Ranges, The Point, Waipaa Esplanade Walkway, Te Awa River Ride cycle route and proposed extension.		✓			✓		
6. Removal of playground equipment and tables/chairs from Kiingitanga Reserve.		✓			✓		
7. Celebrate sites of cultural significance and protect waahi tapu sites through a suite of bi-lingual signage, art work trails, cultural expression and storytelling opportunities at:							
• Kiingitanga Reserve.		✓				✓	
• The Point.		✓				✓	
• Hakarimata Ranges.		✓				✓	
• Tuurangawaewae Marae.		✓				✓	
• Tuurangawaewae House.		✓				✓	
• Pukeiaahua Paa.		✓				✓	
8. Placement of expressions (pou, koowhatu, native trees) to whakanoa (restore balance) to locations of colonial reminders.			✓			✓	
GROWTH & ECONOMY							
1. Future proof Durham Precinct.			✓				✓
2. Redevelop the corner site with opportunities to combine with other community uses.			✓				✓
3. Consider opportunities to work with anchor businesses to catalyse growth and investment in the town centre.				✓			✓
4. Opportunity to relocate Community House to accommodate and enable growth of community services.				✓			✓
5. Redevelop Plunket building for future community use.			✓				✓
6. Consolidate gaps in the streetscape and reactivate vacant sites with functions that provide active uses after hours.			✓				✓



View of Great South Road in Ngaaruawaahia



Hopuhopu

5 Hopuhopu

Hopuhopu played a crucial role for Waikato-Tainui in the raupatu (confiscation) treaty settlement negotiations held from 1989 until 1995. Through the treaty settlement process, the land was returned to Waikato-Tainui. It is held under Te Wherowhero title, which was established as part of the Waikato Raupatu Claims Settlement Act 1995. Te Wherowhero title land is held by custodian trustees for the benefit of all members of Waikato-Tainui.

From 1922 until 1989, Hopuhopu served as an active military camp. As part of base closures within the New Zealand Defence Force, Hopuhopu then ceased to be an active military camp. When the land was returned to Waikato-Tainui, a complex including the Waikato-Tainui College for Research and Development was established.

Through the proposed Waikato District Plan, Waikato-Tainui applied for precinct zoning that would enable the unique innovation hub and residential proposal. Waikato-Tainui's eventual success led to preparation of a masterplan for the area.

The masterplan for the Hopuhopu innovation hub includes housing, recreation, education, and nursery facilities. It also will be home to the Tribal Hub. This structure plan seeks to support the development of the Hopuhopu Innovation hub. Focus is on facilitation of access to Hopuhopu from Ngaaruwaaahia and Taupiri – this namely being through the extension of the Te Awa River Ride.

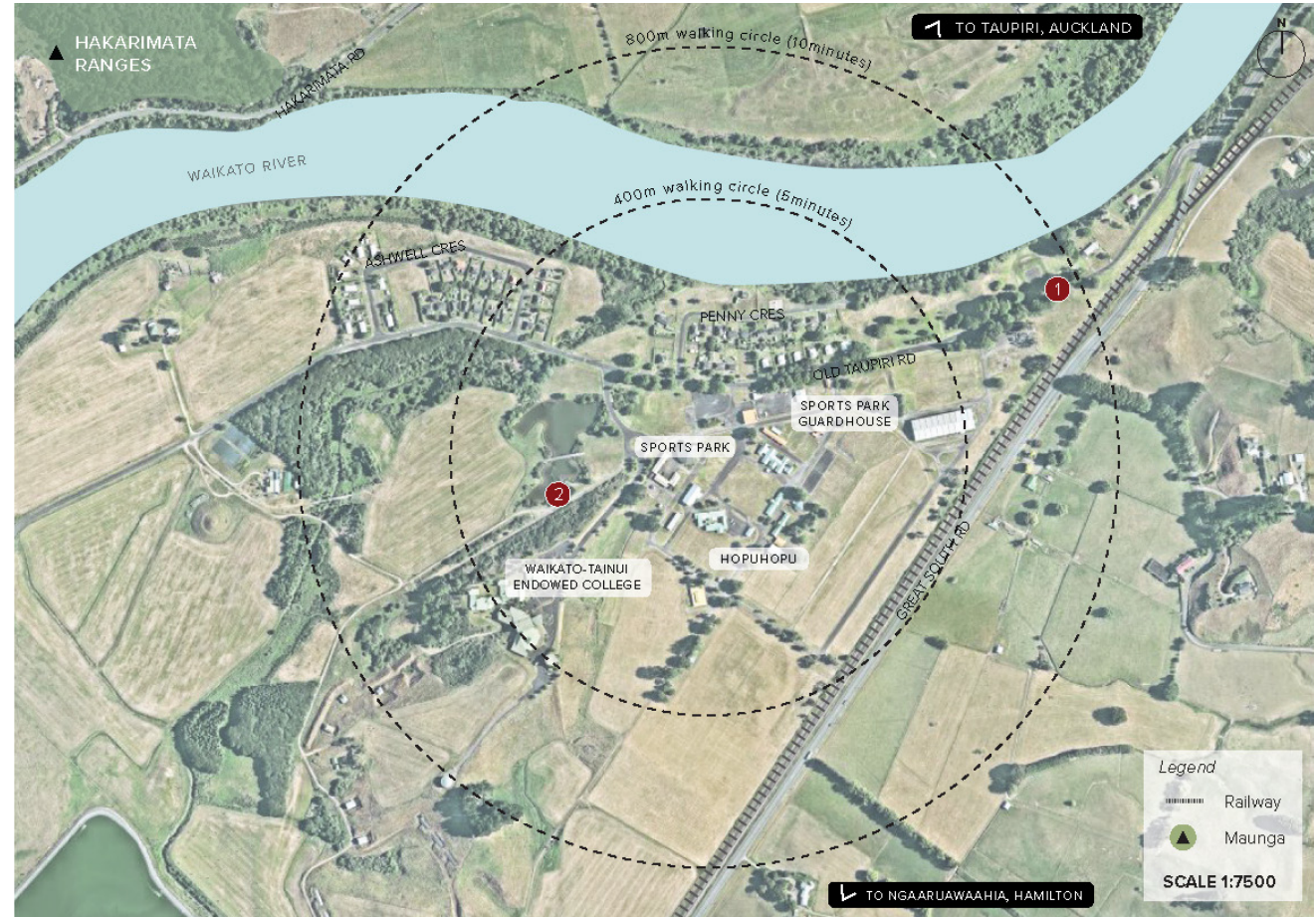


Figure 5-1: Hopuhopu Village



5.1 Site Context

5.1.1 Urban Features and Site Features

The majority of Hopuhopu is zoned as special purpose. The site consists of various buildings, with the most significant being the Waikato-Tainui Endowed College for Research and Development. There are existing housing units along the Waikato River, storage and maintenance buildings, and a large portion of the area is dedicated to sports fields and open space.

Waikato-Tainui are currently developing the 170 ha Hopuhopu Innovation Precinct over the next 20–30 years. The precinct will include housing, recreation, a nursery, education facilities, a tribal hub, business incubator, and a whare taonga, to share the rich history of Waikato-Tainui.

The relationship of this document with Hopuhopu is in support of the aspirations of Waikato-Tainui on this site and to identify how access and connections to Ngaaruawaahia and Taupiri can be provided that strengthen the connection between these three towns.

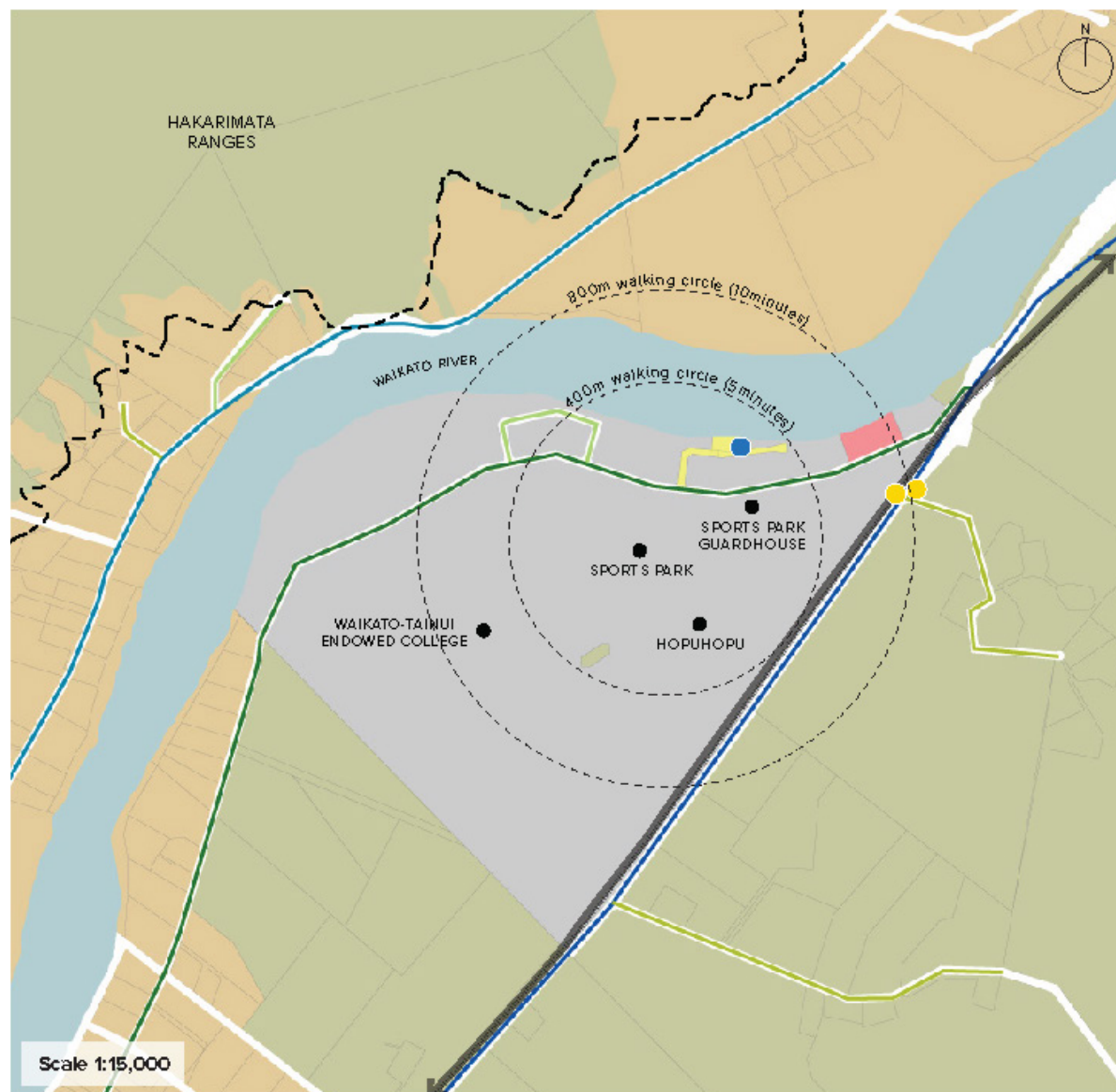


Figure 5-2: Hopuhopu Site Features³⁴

34 Ngaaruawaahia, Hopuhopu & Taupiri Urban Design Assessment, 2024



5.1.2 Waikato – Tainui, Hopuhopu Precinct Plan³⁵



35 Note: Waikato Taihū are still working through the final iteration of their innovation hub plans.
The final version may look different to the presented.

5.2 Insights and Opportunities

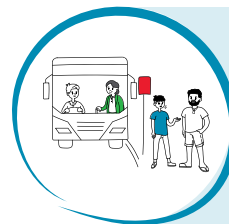
Opportunities have been identified for the settlement of Hopuhopu through a multi-stage approach. These have focused on how the development of Hopuhopu by Waikato-Tainui can be supported through connectivity and access. The opportunities are a combination of:

- The contextual analysis.
- A spatial analysis undertaken through a desktop assessment.
- A site visit in combination with Council staff, elected members and community board representatives.
- Input received from technical reports.
- Inputs received by Council through community surveys.

Feedback was received from the community via online engagement and community open day events held in Ngaaruawaahia, Hopuhopu and Taupiri. These sought to understand the issues experienced by the community, and identify opportunities seen by those that live, work and play in the three towns to improve the liveability of these places.

The opportunities for investment have been grouped under the headings of the design principles, noting that some opportunities will align with multiple design principles.

The opportunities were grouped into themes relating to:



Connected Communities

Opportunities relating to transport and accessing the places people want to get to, such as the town centre and key destinations like Tuurangawaewae Marae.



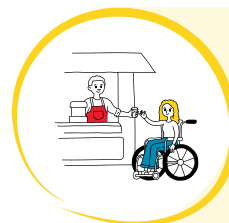
Identity

Opportunities related to telling the history, and highlighting the identity, of Ngaaruawaahia, Hopuhopu and Taupiri.



Natural Environments

Opportunities related to improving access to, and the quality of, the natural environment.



Growth and Economy

Opportunities related to enhancing commercial activity and supporting future growth.

The following pages provide a summary of the opportunities identified through this process. Some of the opportunities sit outside of the remit of Waikato District Council, however were recorded to fully understand the issues and opportunities seen by the community. These opportunities have been assessed and considered by council as part of this process and have informed the key moves and outcomes. Not all opportunities have been progressed.



Hopuhopu Opportunities

Connected Communities

Promote safe, efficient and attractive active mode connections to encourage walkability and reduce car dominance.

1. Extend the Te Awa River Ride cycle route from Ngaaruwaahia through Hopuhopu with the inclusion of wayfinding, rest stops and improved facilities along the river.
2. Provide safe and prioritised active mode connections between Ngaaruwaahia and Taupiri that is located off the main road. Consider safety, directness and visibility.
3. Upgrade and bus shelters and improve access to bus stops on Great South Road.
4. Review bus routes and bus stops down Old Taupiri Road in response to anticipated growth of the settlement, providing residents better access to public transport.

Identity

Strengthen the existing identity and character of the place.

1. A boulevard of trees line Old Taupiri Road as you enter the Hopuhopu area from the north-east. There is opportunity for a physical marker and a similar boulevard to be planted on the west as gateways into the township.
2. Enable continued development of cultural and visitor activities in collaboration with Waikato-Tainui that reflects the heritage of the area.

Natural Environment

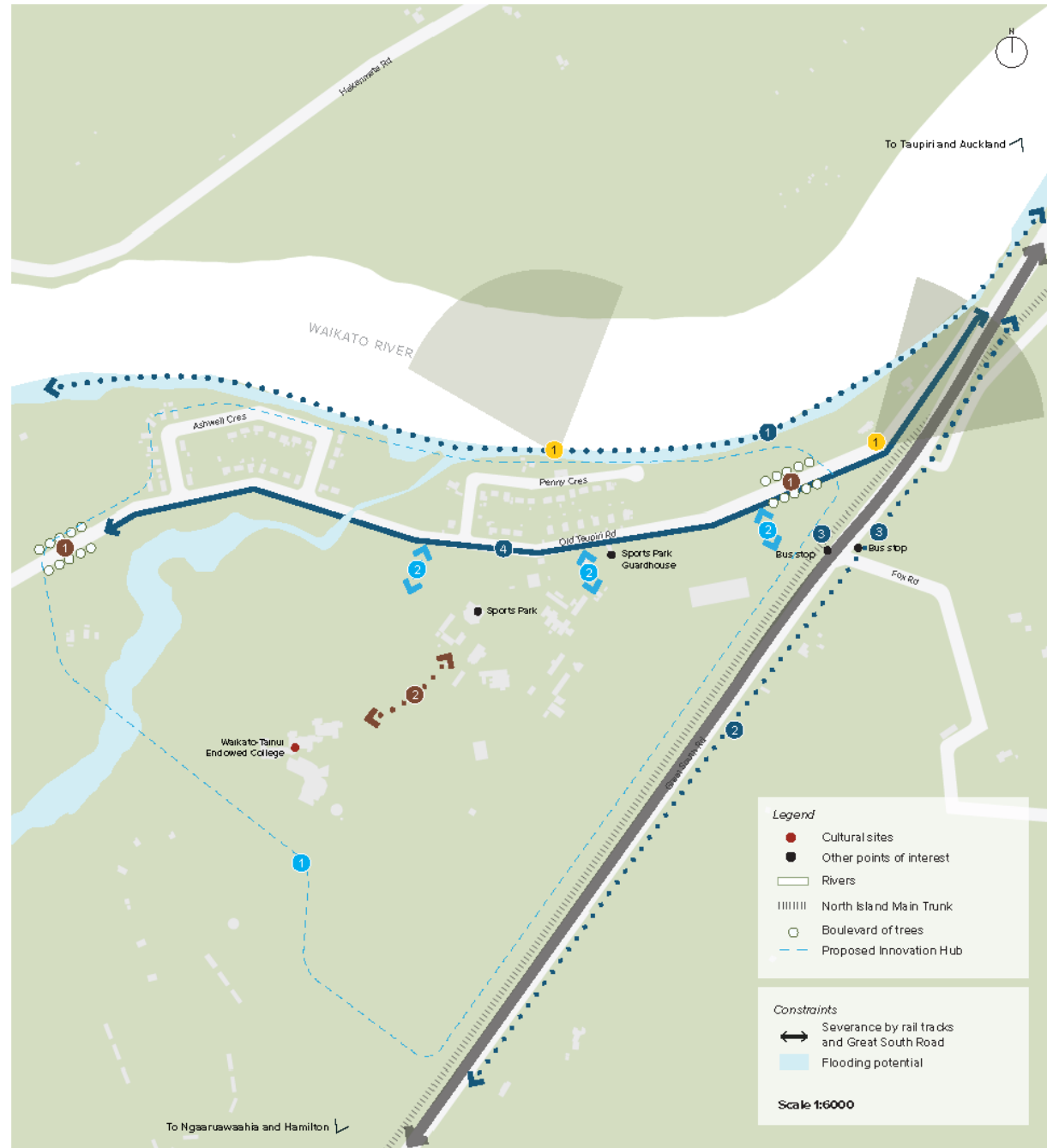
Connect communities to blue-green networks and provide recreational activities and opportunities.

1. Opportunities to open up view corridors to significant natural features such as the Waikato River, Taupiri Maunga and Haketimata Ranges.

Growth and Economy

Support projected growth with well connected services, amenities and commercial opportunities to fit the needs of the community.

1. Future Hopuhopu Innovation Hub which will include residential, commercial, education and recreational functions.
2. Proposed entry points.



Key Moves & Outcomes

The opportunities identified were shared with the community across two open days and through online engagement, where feedback and support was gathered. The opportunities were also assessed against the agreed Outcome Principles for the project, providing a basis for assessment.

The feedback received relating to the opportunities identified were considered together to confirm the key moves and outcomes for Hopuhopu and how these are to be prioritised over the short, medium and long term. It is recognised that some of the projects are highly complex, will have associated cost, and will need further detailed investigation before they are able to be confirmed in the Long Term Plan for delivery.

The key moves and outcomes have been identified on the following maps. The anticipated prioritisation of these is addressed in the Implementation Section of the document. The key moves and outcomes have also been grouped into the design principles of:

- Connected Communities
- Identity
- Natural Environments
- Growth and Economy

Walking and cycling activities have been identified separately as inputs from the Transport Workstream.

Hopuhopu

Connected Communities

Active mode opportunities

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

Enhancing the pedestrian experience

- 3. Establish a boulevard of trees as a gateway marker into Hopuhopu.
- 4. Protect existing trees/boulevard.
- 5. Provide bus shelters and a new pedestrian crossing for existing and future bus stops. Explore the re-location of bus stops to a location within Hopuhopu that does not require users to cross Great South Road and the NIMT and provides better access to public transport for residents.

Intersection and roundabout upgrade

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

Identity

- 7. Support the development of the Waikato-Tainui Masterplan for Hopuhopu.



Rest stop and viewing area



Upgraded bus shelters



Riverside shared path



Tree boulevard



5.4 Implementation

Some of the methods and tools that will be used to implement the *Waikato 2070* are summarised below.

District Plan

The District Plan is the legislative rule book which sets out what and where development can proceed in the district. Structure Plans and Town Centre Plans will form the basis for amendments to the district plan via plan changes (to the operative District Plan) and plan variations (to the proposed District Plan) to enable the development of these growth areas identified in *Waikato 2070*.

Long Term Plan

The Long Term Plan (LTP) provides direction on the provision and funding of infrastructure and services within the Waikato district. The location and timing of the growth cells as set out in *Waikato 2070* will inform the LTP in respect to the necessary funding of infrastructure and services in these areas.

Asset and Activity Management Plans

The Waikato District Council prepares Asset and Activity Management Plans which set the various needs and demands of assets (e.g. roading, wastewater, water supply, facilities, reserves and open spaces). These are an essential tool in planning and funding infrastructure and services.

Partnerships

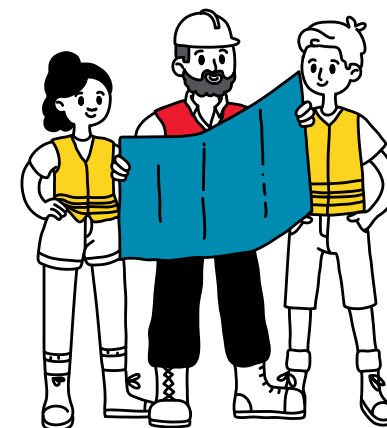
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- Waikato-Tainui
- Tangata Whenua/Mana Whenua
- Ministry of Education
- Ministry of Housing and Urban Development

- Ministry of Innovation, Business and Employment
- District Health Boards
- New Zealand Transport Agency
- Kiwi Rail
- Utility providers
- Tourism agencies
- Adjoining local authorities
- Waikato Regional Council
- Community boards, community committees, and community groups
- Local business associations
- Kainga Ora
- Police New Zealand / Fire and Emergency New Zealand
- Heritage New Zealand Pouhere Taonga

Implementation Table

The following table identifies the key moves and outcomes that have been identified through this document. It considers the alignment with the outcome principles, the project complexity and likely timeframe required to implement the projects. The table provides a tool for future identification and prioritisation of investment across the three settlements across the short, medium and long term.



Project	Climate Change Mitigation Action	Prioritisation			Complexity		
		Short term 1-3 years	Medium term 3-10 years	Long term 10+ years	Low	Medium	High
CONNECTED COMMUNITIES							
1. Extension of the Te Awa River Ride cycle route through Hopuhopu with the inclusion of rest stops and formal and informal viewing areas.				✓			✓
2. Create a safe and clear active mode connection between Ngaaruwaahia and Taupiri along Great South Road (separated cycleway).	✓			✓		✓	
3. Establish a boulevard of trees as a gateway marker into Hopuhopu.			✓			✓	
6. Improve the safety and visibility of the Old Taupiri (north)/Great South Road intersection (under investigation).			✓			✓	
BUSINESS AS USUAL							
4. Protect existing trees/boulevard.	✓	✓			✓		
5. Provide bus shelters and a new pedestrian crossing for existing and future bus stops.	✓	✓			✓		
GROWTH & ECONOMY							
1. Support Waikato-Tainui and the future Hopuhopu Innovation Hub which will include residential, commercial, education and recreational functions.							



View of Hakarimata Ranges





Taupiri

6 Taupiri

6.1 Site context

The natural landscape surrounding Taupiri is dominated by the Waikato River and the Taupiri Mountain all of which have significant cultural value to the local iwi, Waikato – Tainui, and Maaori generally. Taupiri Mountain (Taupiri Maunga) – the sacred burial ground for Maaori of the Waikato iwi and is reserved for Maaori kings and queens. In the 17th century the chief Te Putu had his paa on Taupiri Mountain. After Te Putu was treacherously killed by another chief, Ngaatokowaru, he was buried on the mountain, and it became tapu (sacred). The township of Taupiri was settled by Europeans in the 1870s and became a farming centre with flax mills, sawmill, and a dairy factory.

The town currently comprises mainly residential areas with some smaller commercial activities dotted around the central-northern part of the town. The land identified in the Proposed Waikato District Plan as future urban zone (FUZ) around the south-eastern portion of Taupiri township will assist in delivering a well-connected and culturally sensitive community.



Figure 6-1: Taupiri Village



Site Photos

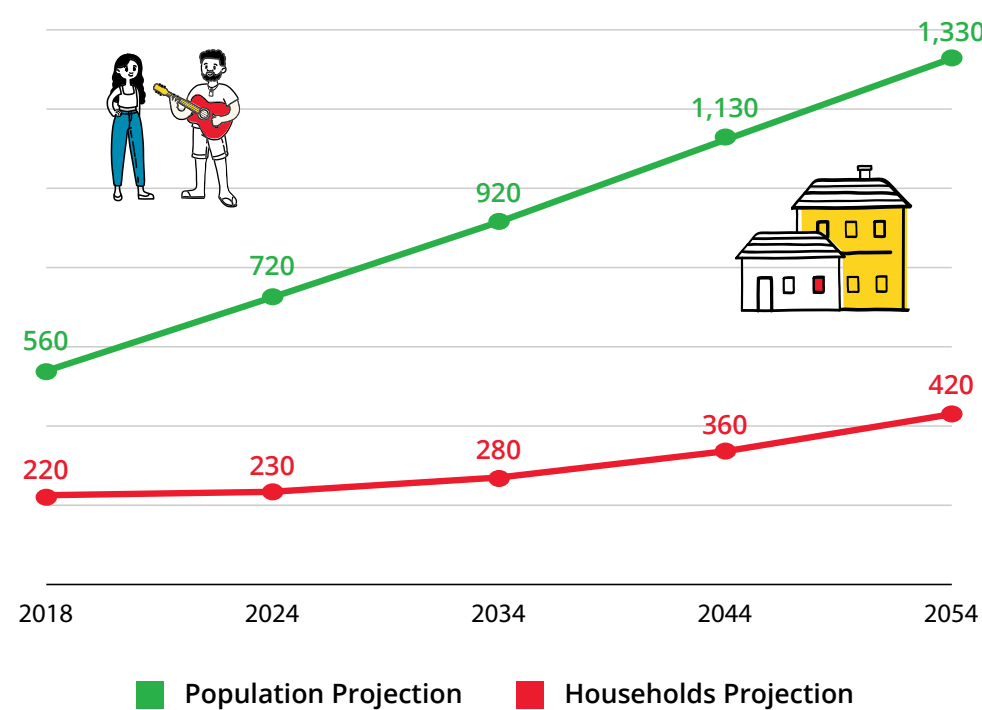


6.1.1 Population Growth, Market Viability and Development Pressures

Population Growth

Taupiri’s population in 2024 is estimated at 700, based on projections from the University of Waikato (2021). The town is expected to see steady growth, reaching approximately 1,200 by 2050.

Taupiri



(Waikato District Council, 2021)

In addition to these projections, Waikato 2070 Council’s Growth and Economic Development Strategy presents a more aspirational growth scenario, suggesting that Taupiri’s population could reach 4,000 by 2070.

The 2023 Future Proof - Housing and Business Development Capacity Assessment further explored population growth, using the District Plan zoning and the future land use patterns identified in Waikato 2070. According to this assessment (refer to Table 6.1), the likely population for Taupiri is projected to rise to 880 by 2032 (medium term) and to 3,940 by 2052 (longer term).

Table 6.1: Population Growth Scenarios

Population			
Scenario	Current population	Likely Additional population	Likely future population
Medium term - 2032	720	130	850
Long term - 2052	720	3,220	3,940

(Market Economics, 2023 & University of Waikato, 2021)

For the discussion of growth, it is also important to understand the demand and overall picture of sufficiency within Taupiri. Table 6-2 illustrates demand against additional capacity and shows that Taupiri has a shortfall over the medium and long term.

Table 6.2: Taupiri Sufficiency Assessment

Timing	Demand + Margin	Reasonably Realised Capacity	Sufficiency
Short Term (2022-2025)	10	10	0
Medium Term (2022-2032)	200	50	-150
Long Term (2022-2052)	1200	1190	-10

(Market Economics, 2023)



Commercial and Retail Development

The retail catchment for Taupiri is expected to continue to grow at a steady pace over the next 30 years. The retail catchments are areas that are connected to the townships and represent where the townships would derive most of their customers. It is estimated that the retail catchment currently has a population of 800 and is expected to grow by around +73% by 2053 which is a total base population of around 1,380 people by 2053.

Through our technical market assessment, it has been noted that there is capacity within Taupiri to meet future demand and is recommend that no additional commercial/retail zoning is required. However, recommendations are also made to strengthen and identify a commercial core, as Taupiri in its current state has its commercial/retail zoning sporadically spread. Strategic sites have been identified in Taupiri for retail/commercial which will provide a more defined economic core for Taupiri without diluting or compromising the existing state. Taupiri follows a similar recommendation to Ngaaruawaahia where consolidation and a focus must be made on the economic core of Taupiri for economic revitalisation.

The full Economic Assessment can be found in Appendix 1.

With the release of the proposed Waikato district plan – decisions version the commercial/retail zones have been revamped making it more permissive to develop, which opens more opportunities for a variety of shops in the future, this being highly sought after in our initial structure plan/town centre survey.

Industrial

Taupiri’s geographic location is strategically located adjacent to State Highway 1, offering easy on and off access for heavy vehicles. This access, coupled with a portion of Taupiri being signalled in *Waikato 2070* for industrial growth, inspires new employment and growth opportunities. Through the work done in the Future Proof business development capacity assessment 2023 (BDCA)³⁸ Taupiri is grouped into “Ngaaruawaahia”, it is likely that Taupiri occupies a sizeable portion of this capacity represented.

Noteworthy is the industrial growth cell on the eastern side of SH1. This growth cell is identified in *Waikato 2070* and has been included as part of the supply in the future proof BDCA work. It is not recommended in this structure plan that the eastern area is rezoned yet, however future urban zone (FUZ) in the district plan might be appropriate in the future for reasons outlined in section 6.1.2 of this report. We envision that this will not have an impact on the sufficiency of industrial supply.

Table 6:3: Waikato District Industrial Space Sufficiency Summary – GFA sqm

Waikato District Industrial Space Sufficiency Summary (GFA sqm)									
Area	Demand			Total GFA Capacity			Sufficiency		
	Short Term	Medium Term	Long Term	ODP	PDP	Waikato 2070	Short Term	Medium Term	Long Term
Ngaaruawaahia	3,158	11,184	35,522	115,114	194,165	801,464			

(Market Economics, 2024)

Table 6:4: Waikato District Industrial Space Sufficiency Summary – ha

Waikato District Industrial Space Sufficiency Summary (ha)									
Area	Demand			Total GFA Capacity			Sufficiency		
	Short Term	Medium Term	Long Term	ODP	PDP	Waikato 2070	Short Term	Medium Term	Long Term
Ngaaruawaahia	0.8	2.7	8.5	30.1	54.8	209.3			

(Market Economics, 2024)



6.1.2 Urban Features and Site Features

Taupiri Village is located at the foot of Taupiri Maunga, a significant site for Waikato-Tainui. Adjacent to the Waikato River, and the Mangawara Stream, with strong growth anticipated to occur in the area.

There are a number of paa sites in and near to the village, adding to the significance of the area for mana whenua. The town is located on Great South Road, previously known as SH1, the North Island Main Trunk bisects the town, creating a barrier to movement particularly the east-west connections for people walking and people on bikes.

With the opening of the Waikato Expressway Taupiri is now adjacent to the main transport route through the Waikato, and remains a busy route with the interchange providing access to the township of Huntly.

It is a well-known historic town with a range of special sites and buildings.

There are small areas of commercial activity within the village, focused on Te Putu Street. The Taupiri service centre, accessed via Gordonton Road, provides some convenience retail for local residents, but predominantly serves through-traffic.

A town or village, represented by its building footprints, provides valuable insights into its urban layout and historic development patterns. In the case of Taupiri (dating from the 1860s and before), variation in the building sizes and shapes indicate different land uses within the village (large, uniform footprints suggest retail or commercial areas, as found within the small commercial activity node along Te Putu Street) while smaller, irregular footprints indicate the surrounding residential areas.

The proposed district plan has identified new residential areas south of Te Putu Street between Murphy Lane and Button Lane to facilitate future residential and industrial growth.

The upgrade of services should be carefully identified and planned to support both employment and residential growth within a catchment walkable from the township. By focusing on urban forms of growth primarily in towns and settlements and encouraging compact urban development, residents have the opportunity to “live, work, and play” in their local area.

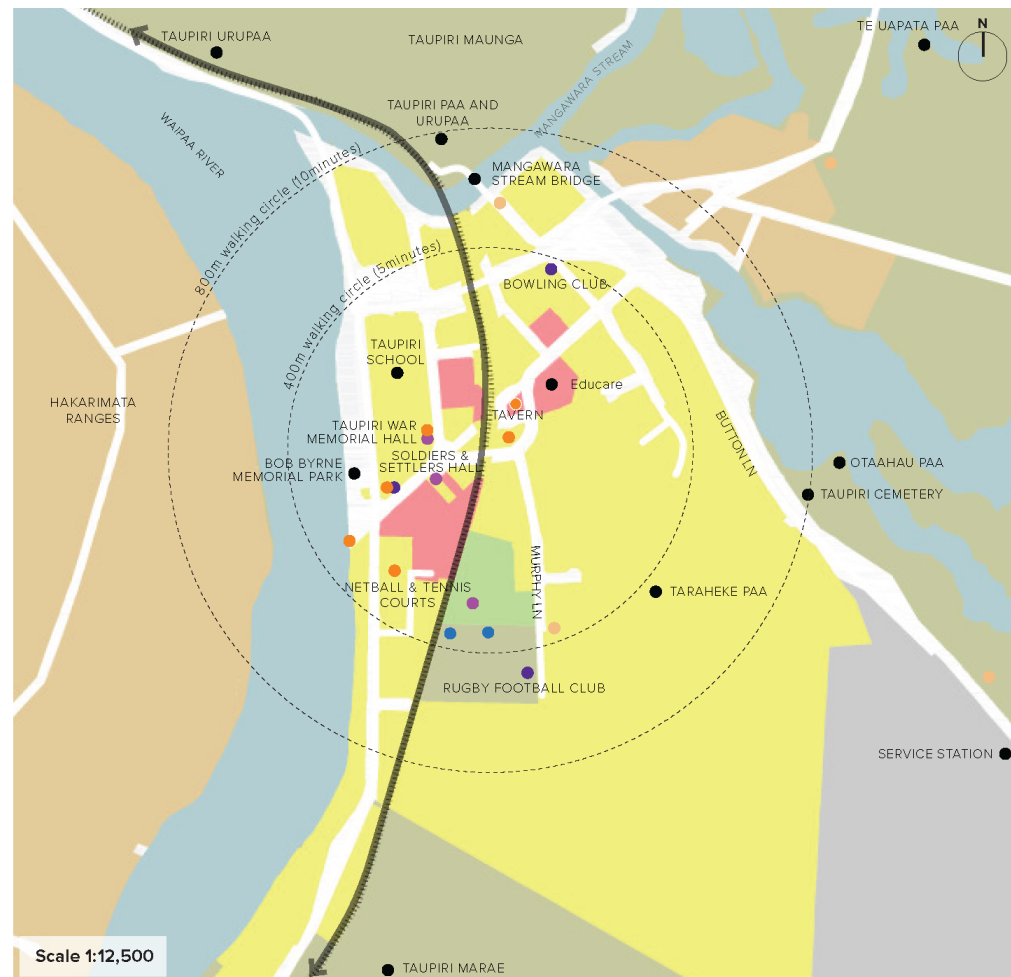


Figure 6-2: Taupiri Site Features³⁹

Edge Conditions

A high quality public realm is made up of a number of qualities that engages with pedestrians. The three main qualities investigated here are:

- Permeability
- Transparency
- Built to Boundary

Permeability looks at the provision of pedestrian access points at street frontage. Transparency involves the visual extension of the public space in to the private space and is particularly important for retail uses where they rely on visual cues to draw in passing pedestrians.

The public/private interfaces of the Taupiri town centre streetscapes have been visually evaluated based on the above qualities and identified on the plans below as strong, weak, poor or missing edge conditions.

A building frontage that illustrates all three of the above characteristics is identified as having a 'strong' edge condition and a building frontage with just one of three as 'poor'.

The edge condition along the main street of Taupiri is characterised by weak and missing frontages. Future opportunity to consolidate the centre with commercial development that is built to the boundary should be encouraged.

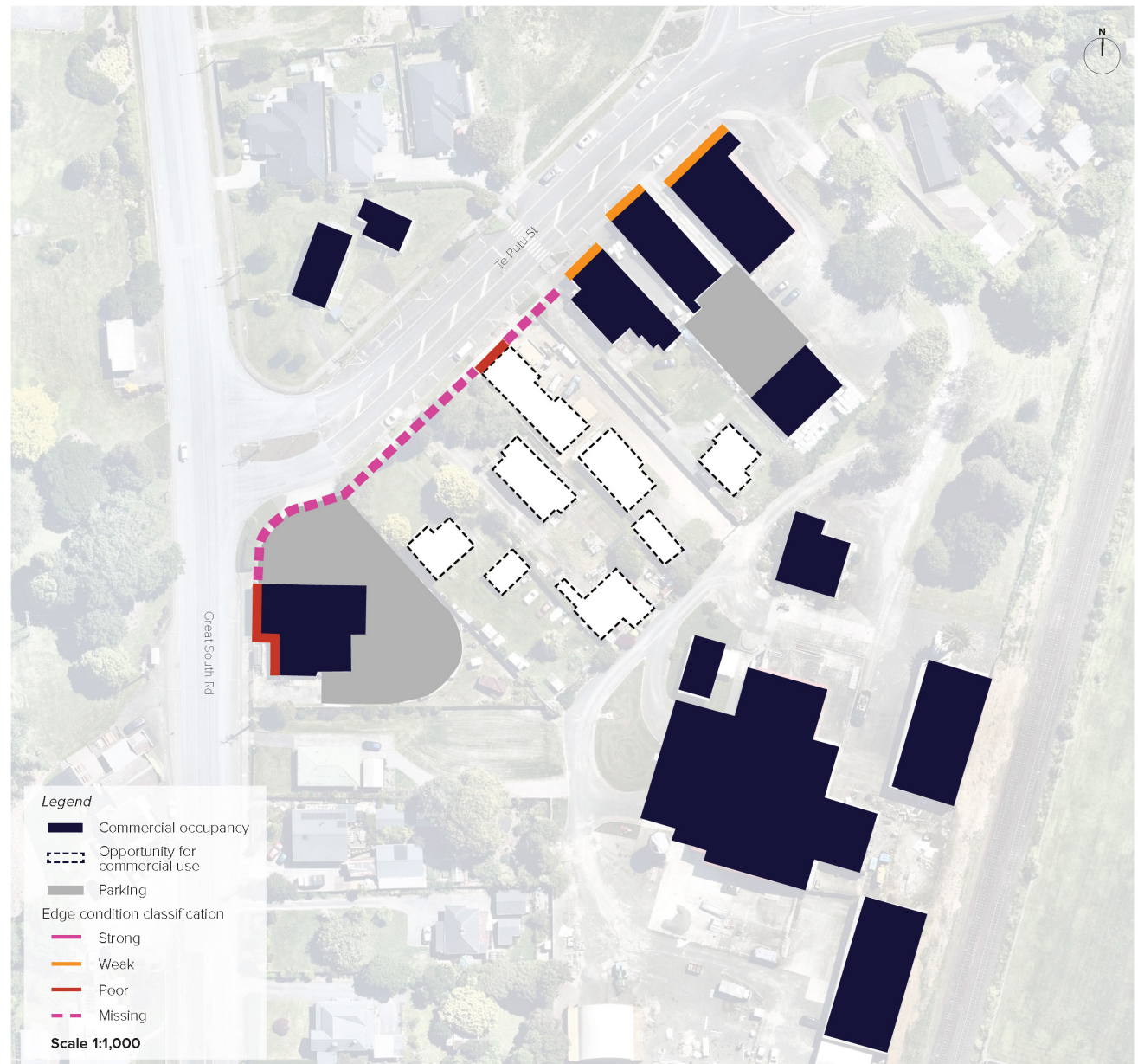
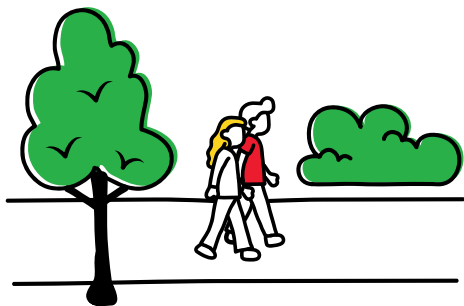


Figure 6-3: Taupiri Edge Conditions

6.1.2.1 Land use / Zoning Changes

As part of the structure plan process consideration is given the existing land use pattern and determined if still fit for purpose. Within the context of Taupiri Village, there will be minimal recommended changes due to the recent Proposed District Plan decisions with many of the land use changes being addressed already. The recommended changes within the commercial core area of the Taupiri Village shown below are generally small in nature.

Taupiri – Land Use before recommended changes.

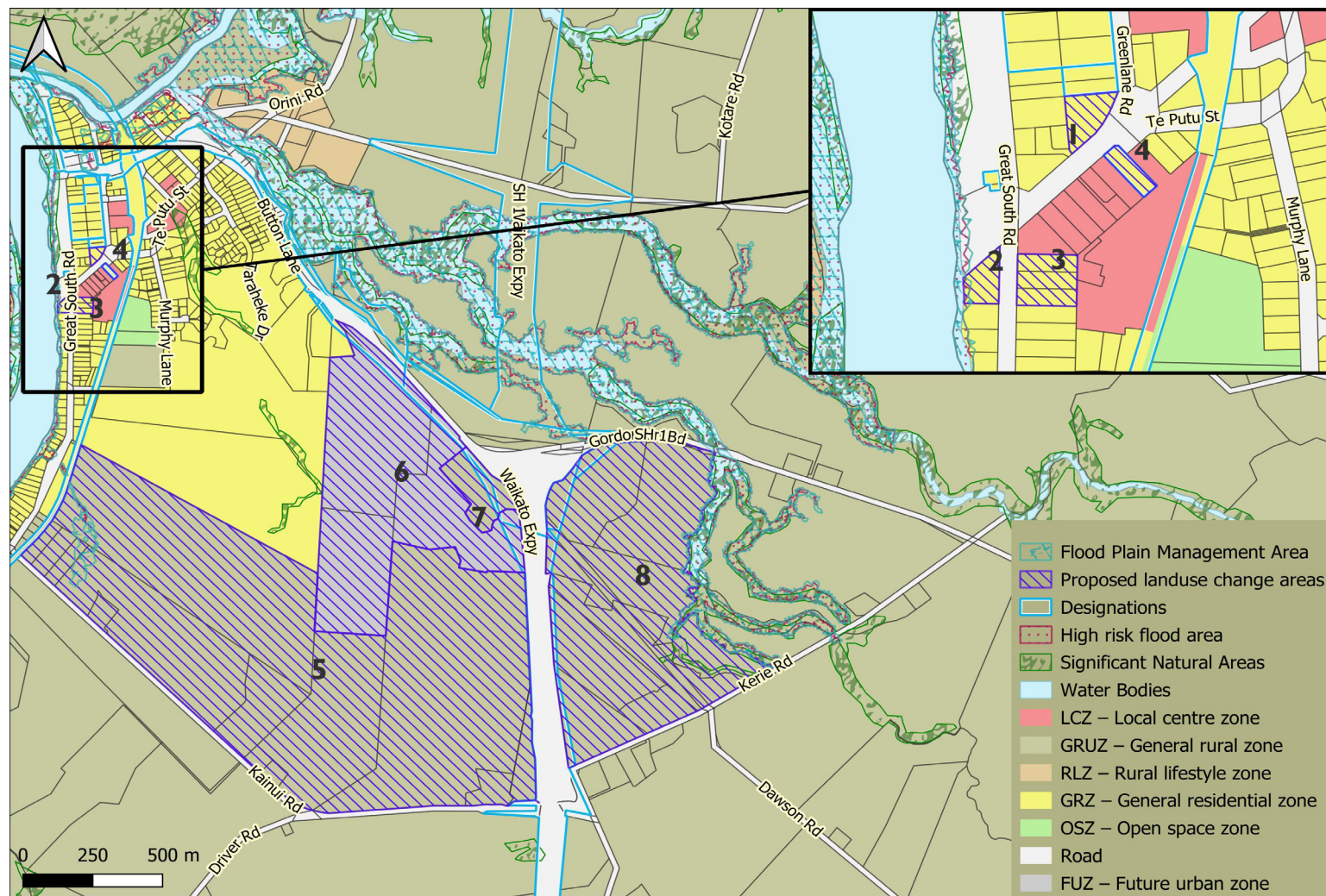


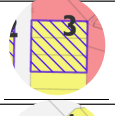
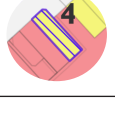

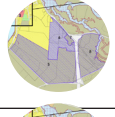




Figure 6-4: Taupiri – Land Use before recommended changes



Proposed Land Use Changes

Area	Zone Change	Timing	Notation
	1 General Residential Zone > Local Centre Zone.	Short Term	The extent of this change relates to 5 Te Putu Street. This proposed change is to align with the surrounding zoning and provide better adjacent land use compatibility, a more pragmatic land use pattern, and a more defined economic core, which allows for mixed use development.
	2 General Residential Zone > Local Centre Zone	Short Term	The extent of this change relates to 60 Great South Road. This proposed change is to align with the current use of the site and provide a better defined economic core.
	3 General Residential Zone > Local Centre Zone.	Long Term	The extent of this change relates to 59, 61, and 63 Great South Road. This proposed change is to align with the surrounding zoning and provide better adjacent land use compatibility, a more pragmatic land use pattern, and a more defined economic core.
	4 General Residential Zone > Local Centre Zone.	Short Term	The extent of this change relates to 10 Te Putu Street. This proposed change is to align with the surrounding zoning and provide better adjacent land use compatibility, a more pragmatic land use pattern, and a more defined economic core.
	5 Rural Zone > Future Urban Zone.	Long Term	<p>The extent of this change relates to a portion of 61 Murphy Lane, 520, 520A, 590, 598, 600, 682, 642, 702, and 706 Kainui Road.</p> <p>This area of land 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 landuse.</p> <p>The proposed FUZ is to ensure that the land is protected from inappropriate land uses 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.</p>
	6 FUZ > Large Lot Residential Zone, General Residential Zone and General Industrial Zone	N/A	The extent of this relates to 70 Button Lane, 2219, and 2171 Gordonton Road. The land use for this area has been determined through the appeals process.
	7 General Rural Zone > Commercial Zone	Short Term	The extent of this change relates to 2189 Gordonton Road. The site is currently being used as a service centre, the proposed Commercial zone will align with the existing activity.
	8 General Rural Zone > General Rural Zone	N/A	The extent of this relates to 132, 158 Kerie Road, Property Number 2020540, and 2125A Gordonton Road. It is not recommended in this structure plan that the eastern area of the Waikato Expressway is rezoned at this time, however future urban zone (FUZ) in the district plan might be appropriate in the future once further work is done to investigate the transport implications, servicing requirements, natural hazard risks, land drainage, and ecological effects.

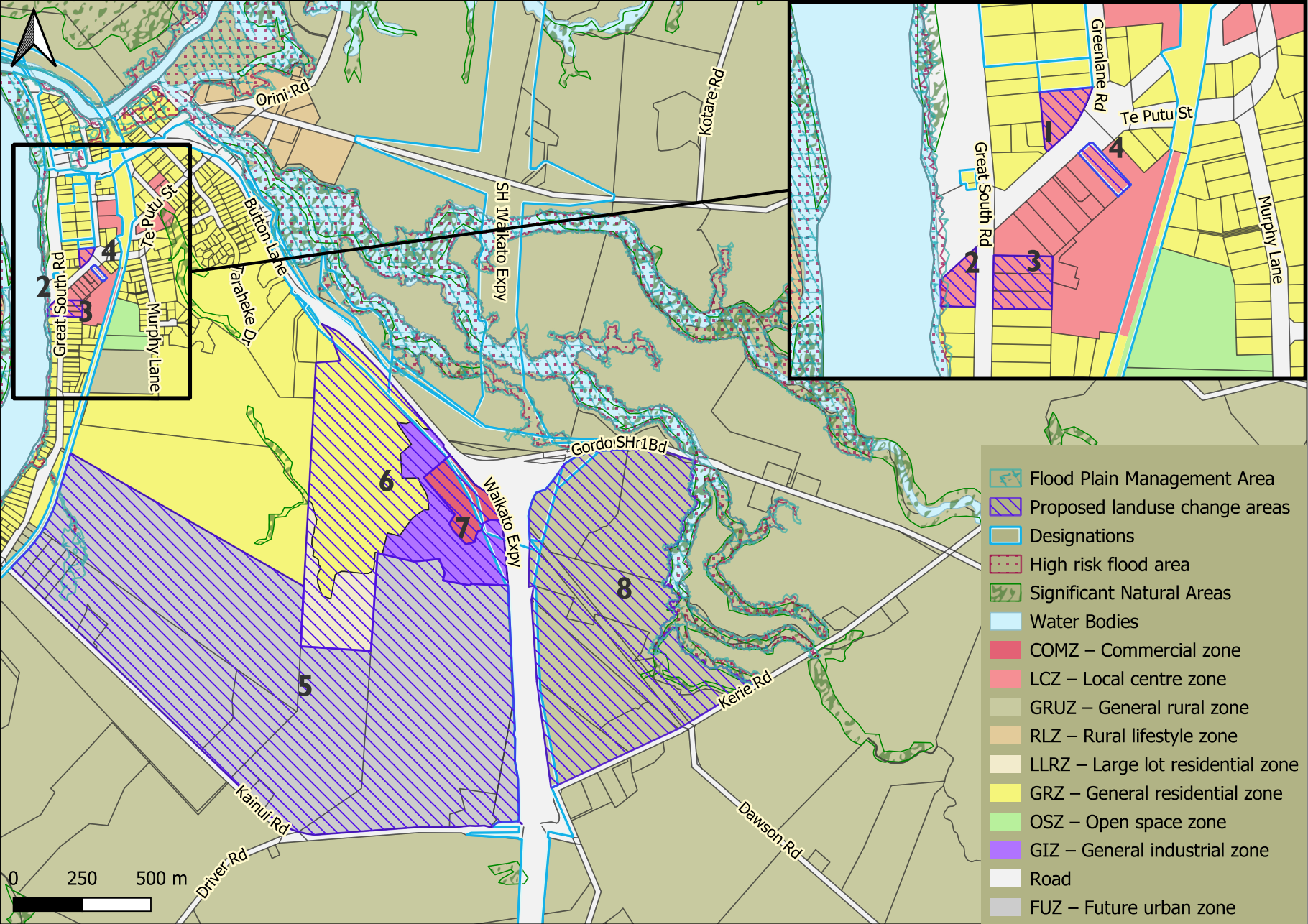


Figure 6-5: Taupiri - Land Use after recommended changes



6.1.3 Infrastructure

Transport – Multimodal (PT and Walking and Cycling); Road Layout, Parking

Taupiri has strong north/south connections with the road network running parallel to the Waikato River and the North Island Main Trunk (NIMT). East/west connections are limited to where the current network crosses the NIMT at Gordonton Road to the north and Te Putu Street to the south.

Walking and cycling facilities are limited and generally constrained. There are underpasses for pedestrian access under Gordonton Road and Te Putu Street that are of a poor standard. There are no east/west connections to the south of Te Putu Street.

Several opportunities exist to improve the overall connectivity and safety for pedestrian and cyclists within Taupiri Village, with the key improvements (but not limited to) including the following:

- Safe walking and cycling connections to the service station precinct on Gordonton Road.
- A safe crossing facility at Great South Road bus stop.
- Safer crossings at Te Putu St from Educare to the footpath across the road.
- Detune Great South Road to enable better cross connectivity and minimise severance to the river.
- Provide interim crime prevention through environmental design (CPTED) solutions at the two underpass – Te Putu Street and Greenlane Rd – and consider future alternative crossing solutions.
- Upgrade active modes facilities on Te Putu Street bridge.
- Improve the safety of Murphy lane/Te Putu St intersection visibility.

The image on the overleaf graphically illustrating the active mode opportunities for Taupiri.

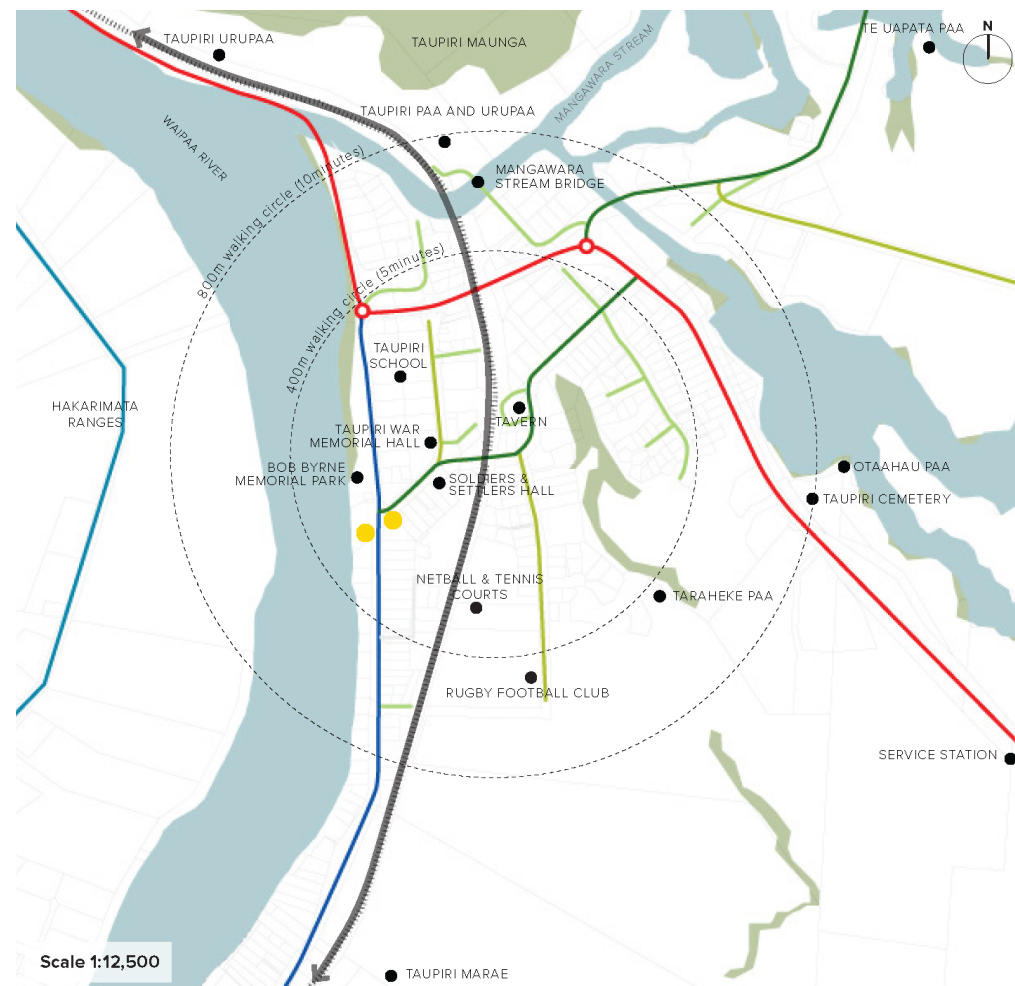


Figure 6-6: Taupiri Connectivity

Taupiri - Active Modes

Active Modes

- 1

Provide raised platform at existing zebra crossing.
- 2

Investigate options to reallocate space on Te Putu Street. This could include removing the flush median to provide space for wider footpaths, cycleways and changes to on-street parking.
- 3

Investigate new pedestrian crossing at Te Putu Street intersection using existing island. Could provide a staged crossing on raised platforms.
- 4

Investigate new crossing of Great South Road to improve access to existing bus stops.
- 5

Investigate footpath widening on the approach to the pedestrian underpass.
- 6

New raised crossing outside childcare and extend existing footpath to new crossing.
- 7

Investigate options to improve pedestrian safety when crossing The Crescent. Review kerblines and provide kerb build-outs to reduce the crossing distance.
- 8

Provide raised platform at existing crossing outside the school. Investigate shared paths along Greenlane Road to encourage walking and cycling to school.
- 9

Provide angle parking within existing berm north of the school.
- 10

Investigate new raised crossing at Te Putu St/Greenlane Road intersection to support a continuous route along Te Putu Street.
- 11

Investigate pedestrian and cycle overbridge of railway at Lovell Ave connecting Great South Road to Murphy Lane via sports fields.



Indicative Roads - Taupiri

The below illustrates the future indicative roads network for Ngaaruawaahia. Indicative roads show the main collector and arterial roads which aim to serve future growth areas and improve the existing network.

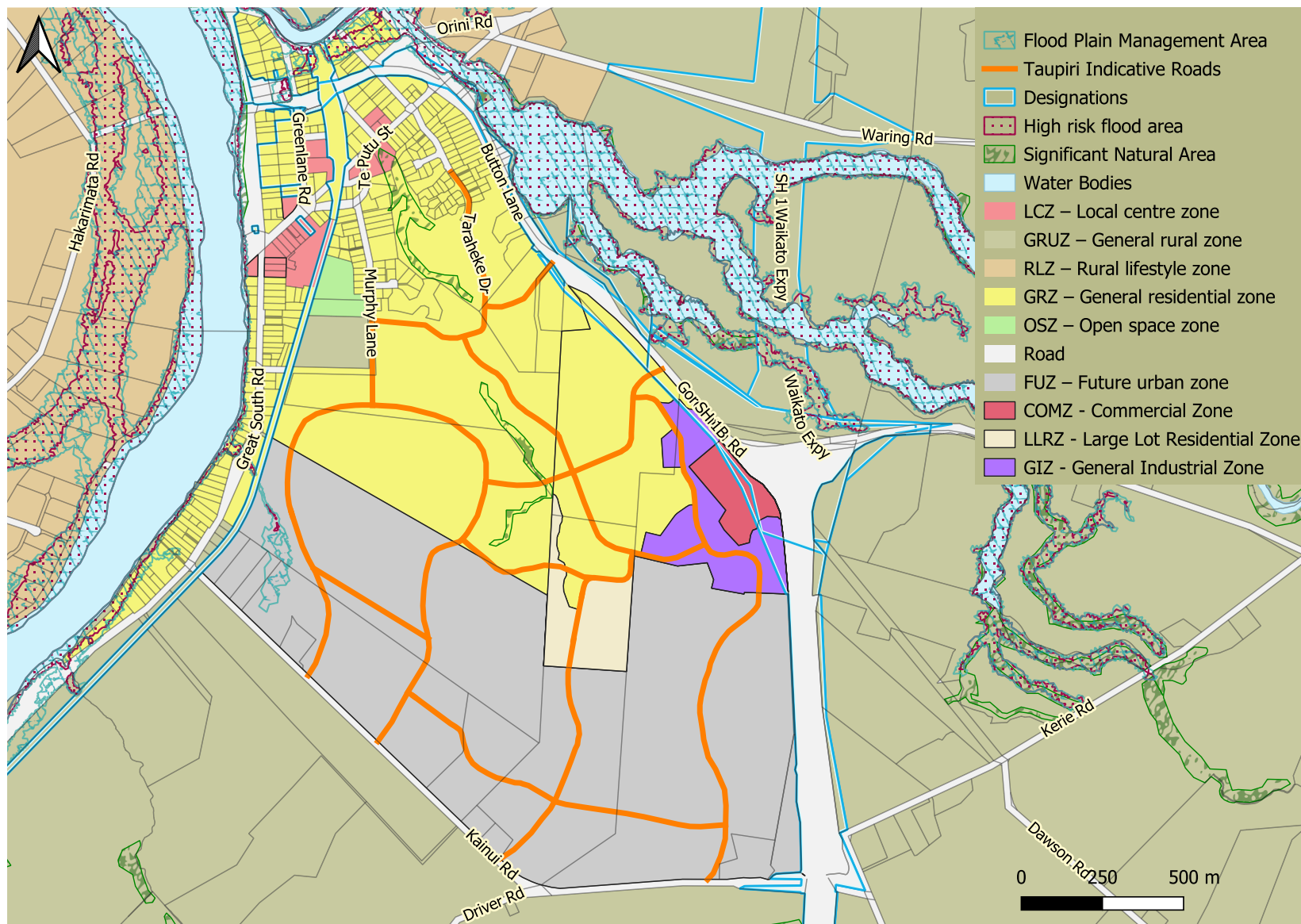


Figure 6-7: Indicative Roads - Taupiri

Stormwater, Wastewater, and Potable Water

Potable Water

The Central District water supply scheme provides drinking water to the townships of Ngaaruawaahia, Horotiu, Hopuhopu and Taupiri. Untreated water is extracted from the Waikato River and treated at the Ngaaruawaahia water treatment plant (WTP). There is an interconnection to the Huntly water treatment plant via a transmission main commissioned in 2019 that provides additional resilience to the water supply network.

In general, the hydraulic modelling assessment showed that the network performs well under existing and future demand. The results revealed some issues with the existing infrastructure in both current (2025) and future (2050) scenarios. These are summarised in Table 4-2 and contained within Appendix 6 of this report.

Following the identification of the level of service deficiencies, a number of upgrade options were evaluated to resolve the current deficiencies, and sized to provide resilience to the ultimate network scenario. A summary of the capital upgrade projects that were recommended to be implemented can be found in Table 4-3 contained within Appendix 6 of this report. Details of the network and proposed capital upgrade projects are shown in Appendix 6.

Wastewater

The Ngaaruawaahia wastewater treatment plant (WWTP) currently receives its wastewater from Taupiri, Hopuhopu, Ngaaruawaahia and Horotiu. Flows from Taupiri and Hopuhopu are conveyed through a single main pipe, shared by the following key pump stations:

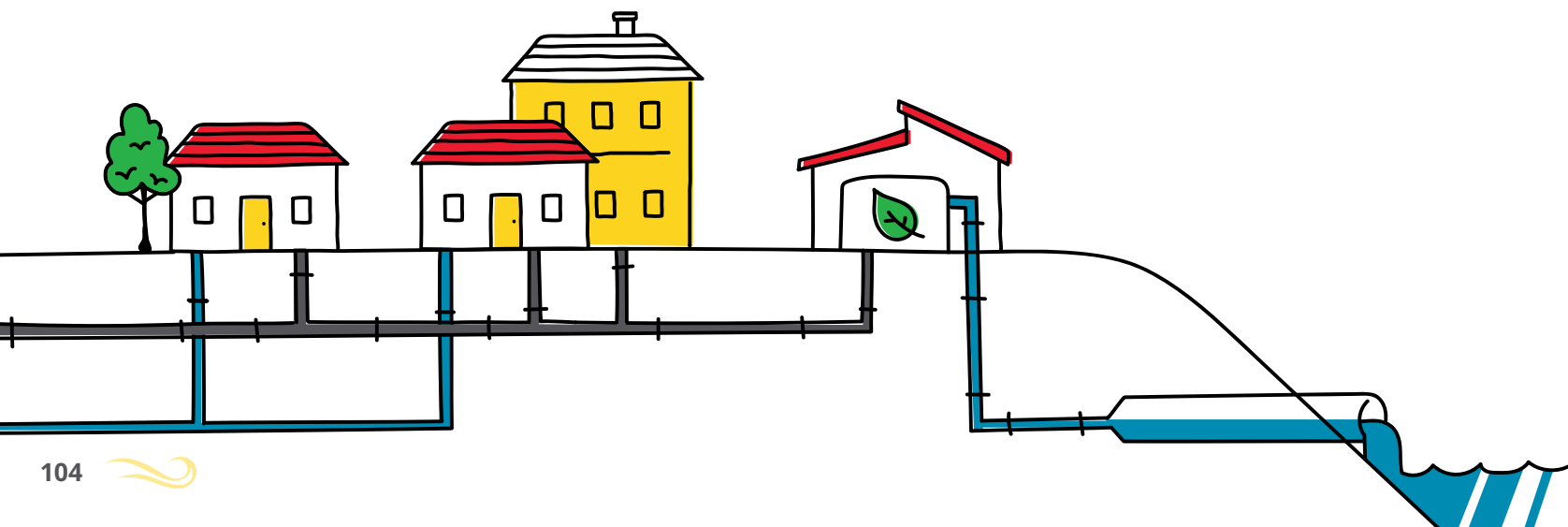
- Taupiri South (Taupiri)
- Reserve (Hopuhopu)
- Ashwell Crescent (Hopuhopu)

Flows from Ngaaruawaahia are predominantly supplied from the following pump stations, also by means of a shared rising main:

- Waikato Esplanade
- Ngaere Street
- Regent Street

Details of the current configuration of the network discharging to the Ngaaruawaahia WWTP can be found in Appendix 6.

The current performance indicators for the wastewater network as a whole are underperforming, remediation of the short falls can be found with section 4.2 of Appendix 6.



Stormwater

It is well documented that changes from rural to urban catchments produces contaminants, increased runoff volume and larger peak flows that can negatively impact the built environment, waterways and wetlands. The Ngaaruawaahia structure plan presents an opportunity to determine the best practice catchment management solutions, mitigating flood hazard, increased peak flows, volume changes and contaminant loads (including hydrocarbons and heavy metals (zinc/copper) from existing farming practices and new intensive development.

Figure 6-7 illustrates the flood extent of Taupiri and Figure 6-8 illustrates the mitigation proposed for Ngaaruawaahia's future growth areas which will offset the effects of development on the receiving environment, encompassing peak flow management, conveyance, contaminant load management and the effects of increased volume discharge. Mitigation proposed include:

- Flood Storage basins
- Channels or open Swales
- Water Treatment Devices; and
- Waterway Enhancement.

For further information relating to how future growth cells will meet stormwater provisions refer to Appendix 14.

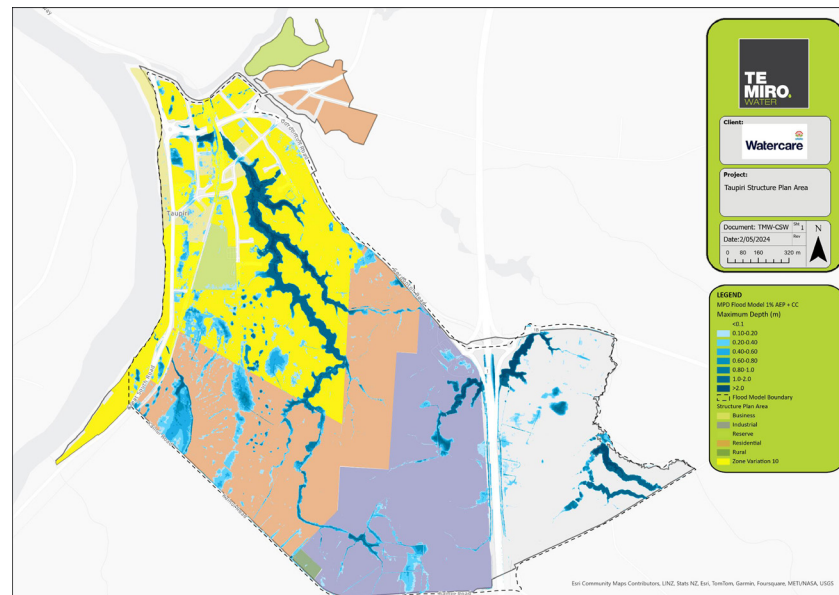


Figure 6-8: Taupiri Flood Extent

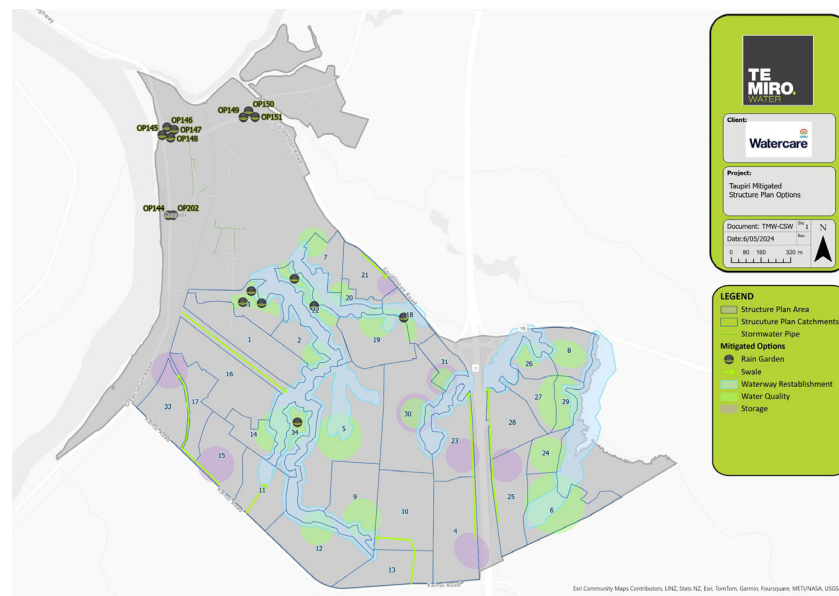
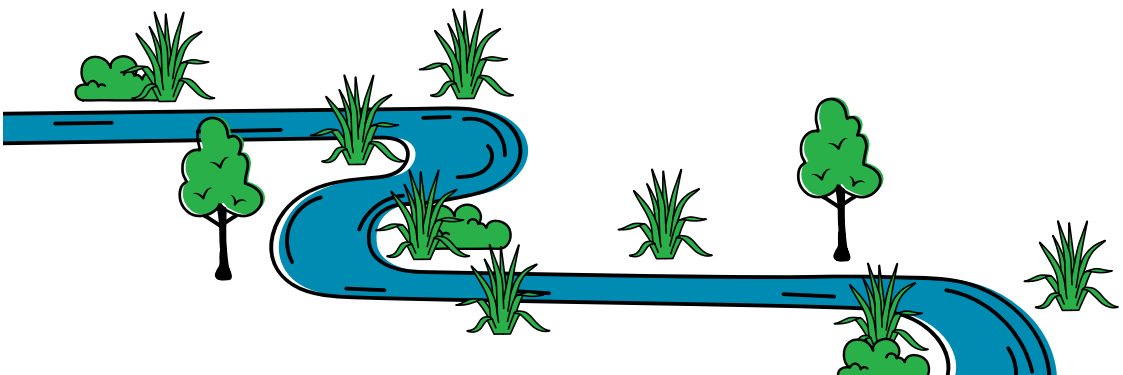


Figure 6-9: Proposed Stormwater Mitigation for Taupiri



Flood Hazards

Both the settlements of Ngaaruawaahia and Taupiri are river settlements, which means areas directly adjacent to the river are at risk of flooding in a severe weather event, these severe weather events are more formally known as a 1% AEP flood event for the Waipa and Waikato Rivers. Through the work of the Proposed Waikato District Plan, the High-Risk Flood Area and Flood Plain Management Area overlays demonstrate where the flooding is expected to occur during an 1% AEP for the Waipa and Waikato Rivers. These policy overlays aim to

manage land use in areas subject to risk from natural hazards. It identifies areas where certain types of new development will be avoided because of the natural hazards present, but also recognises that there is existing development, including infrastructure, already located on land subject to natural hazards. These areas will require management through mitigation and adaptation to ensure that the risk of damage to property, injury or loss of lives is not increased.

The below shows the extent of the High-Risk Flood Areas and Flood Plain Management Areas for Taupiri.

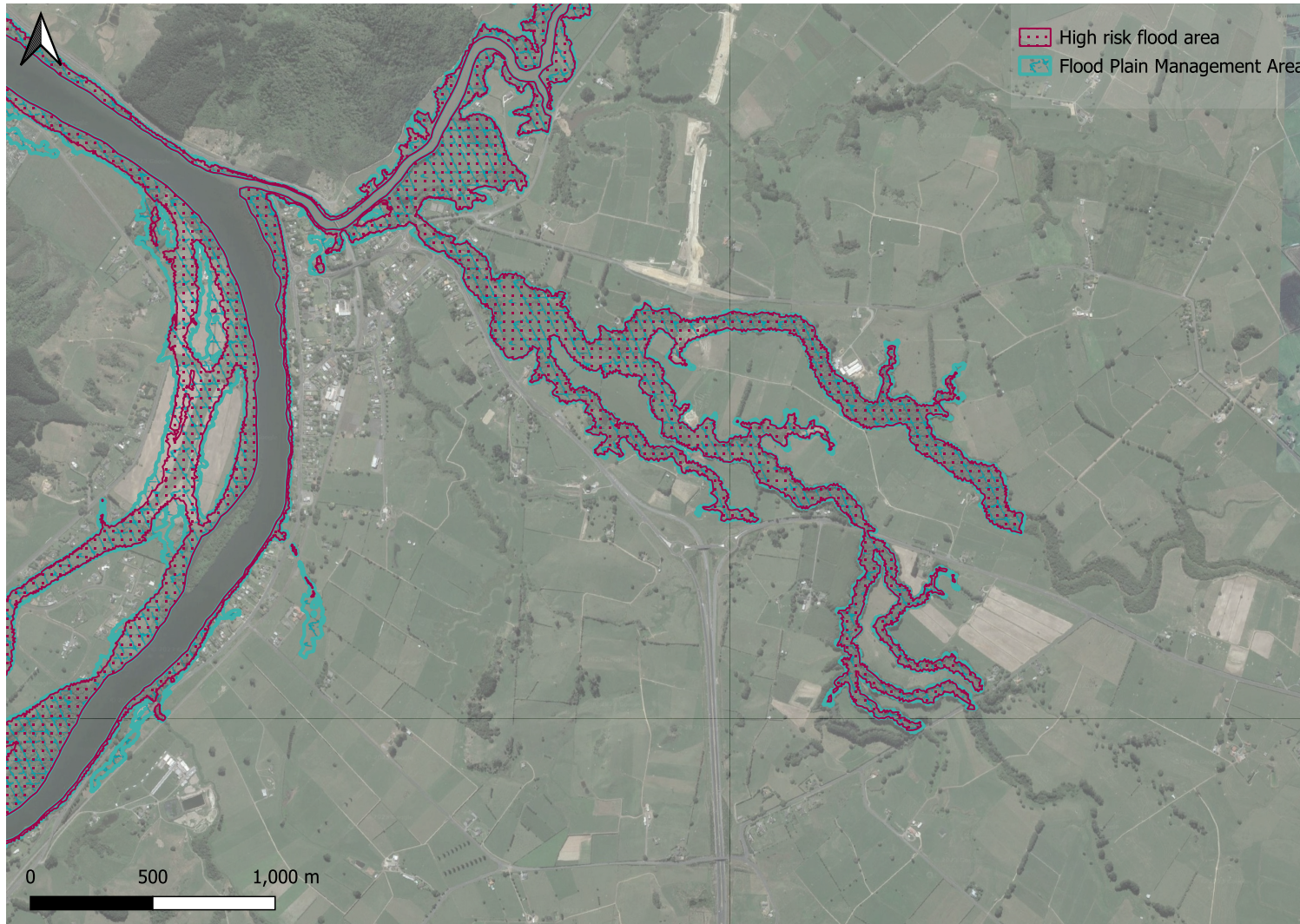


Figure 6-10: High-Risk Flood Areas and Flood Plain Management Area for Taupiri



6.1.4 Parks and Facilities

Green spaces and community facilities play important roles within the community, and it is essential that these are coupled with good planning practice to allow communities to meet their social, cultural, and wellbeing needs. Green spaces and community facilities provide for a range of uses, extending from general amenity and wellness benefits rights through to stormwater management solutions, all of which are important factors when considering what is a well-functioning urban environment.

Taupiri faces park provision shortfalls generally from the medium to long term and is sufficient in the short term. Existing Taupiri residents are generally within a walkable distance of at least one park. However, where we expect future growth to occur, predicted deficiencies arise. To address these shortcomings, additional green spaces have been identified for Taupiri, -depending on the scenario and have been strategically proposed in parts of the community to serve future growth cells as well as those not currently within what is considered a walkable distance.

University of Waikato Scenario		
Possible Park Locations	Required green space in growth cell (ha)	Category
Taupiri Central Growth Cell	0.4	Neighbourhood Or Sports and recreation
Taupiri West Growth Cell	0.9	Neighbourhood Or Sports and recreation
Waikato 2070 Scenario		
Possible Park Locations	Required green space in growth cell (ha)	Category
Taupiri Central Growth Cell	3.7	Neighbourhood Or Sports and recreation
Taupiri West Growth Cell	8.7	Neighbourhood Or Sports and recreation

It is important to note there are two different parks scenarios for Taupiri, these arise from the large difference in the population projections from University of Waikato (UoW) and *Waikato 2070* over the coming years. UoW projections rely on historic population data for Taupiri for future populations, and for the most part Taupiri has seen little to no growth therefore has been projected to stay relatively the same with little growth. However, council is aware of the increasing scale of development interest in Taupiri and its implications for population

projections. Hence the expected growth outlined in *Waikato 2070*. In any case, the *Waikato 2070* population scenario has been provided to illustrate the potential requirements of green spaces under a higher growth scenario.

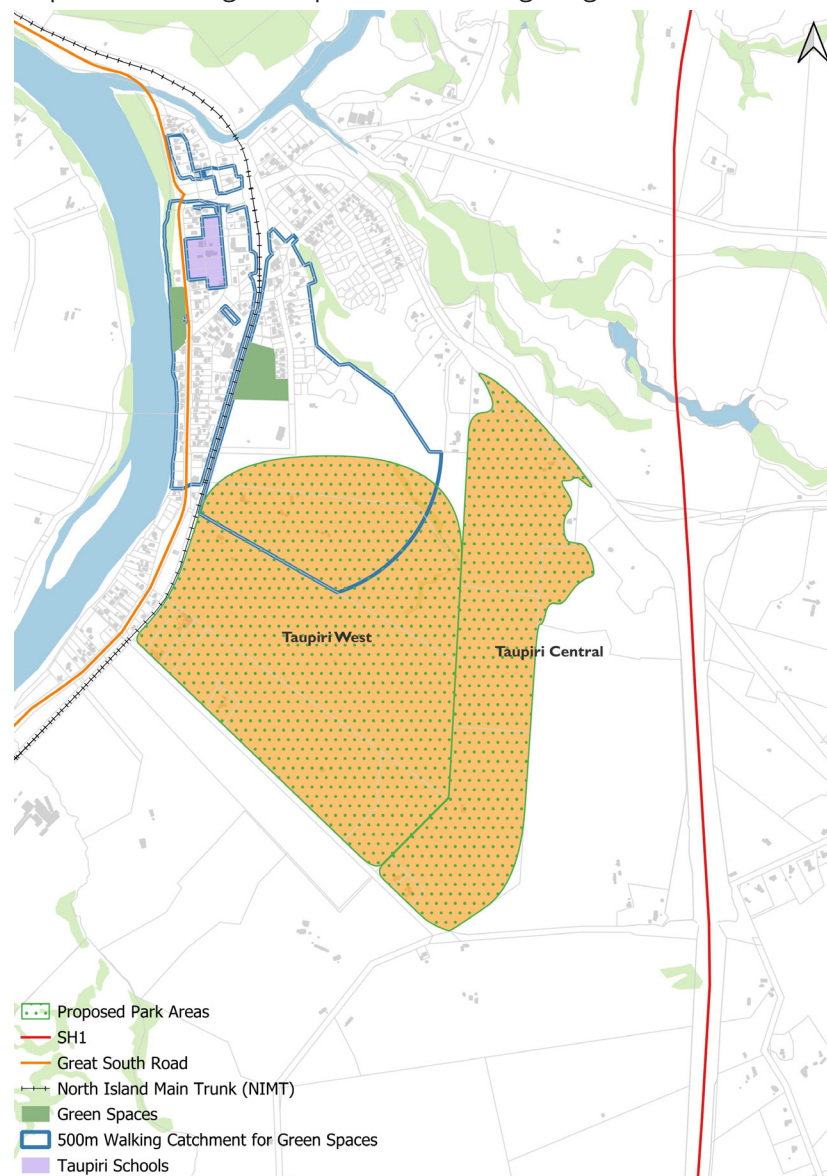


Figure 6-11: Taupiri Growth Cells requiring future parks

Taupiri has only a handful of community facilities and these are generally located down the spine of the settlement reflecting the age and historic population densities in the town. The condition of facilities within the area are considered to be moderate, with further assessment work still needing to be conducted for a better picture.

The facilities in Taupiri serve the existing population, however, through the engagement with the community it has been noted that there is a desire for more community facilities. Taupiri currently has two community halls, the Taupiri War Memorial Hall and the Soldiers and Settlers Hall, the latter is underutilised but is strategically located on the main street, Te Putu Street. With the population of Taupiri not being able to efficiently sustain two community halls the Soldiers and Settlers Hall occurs on the possible projects list as an opportunity for a new community facility orientated development. Until then, any gaps in facilities are provided by Ngaaruawaahia – such as the library and local swimming pool.

The full assessment for Parks and Facilities can be found in Appendix 7.

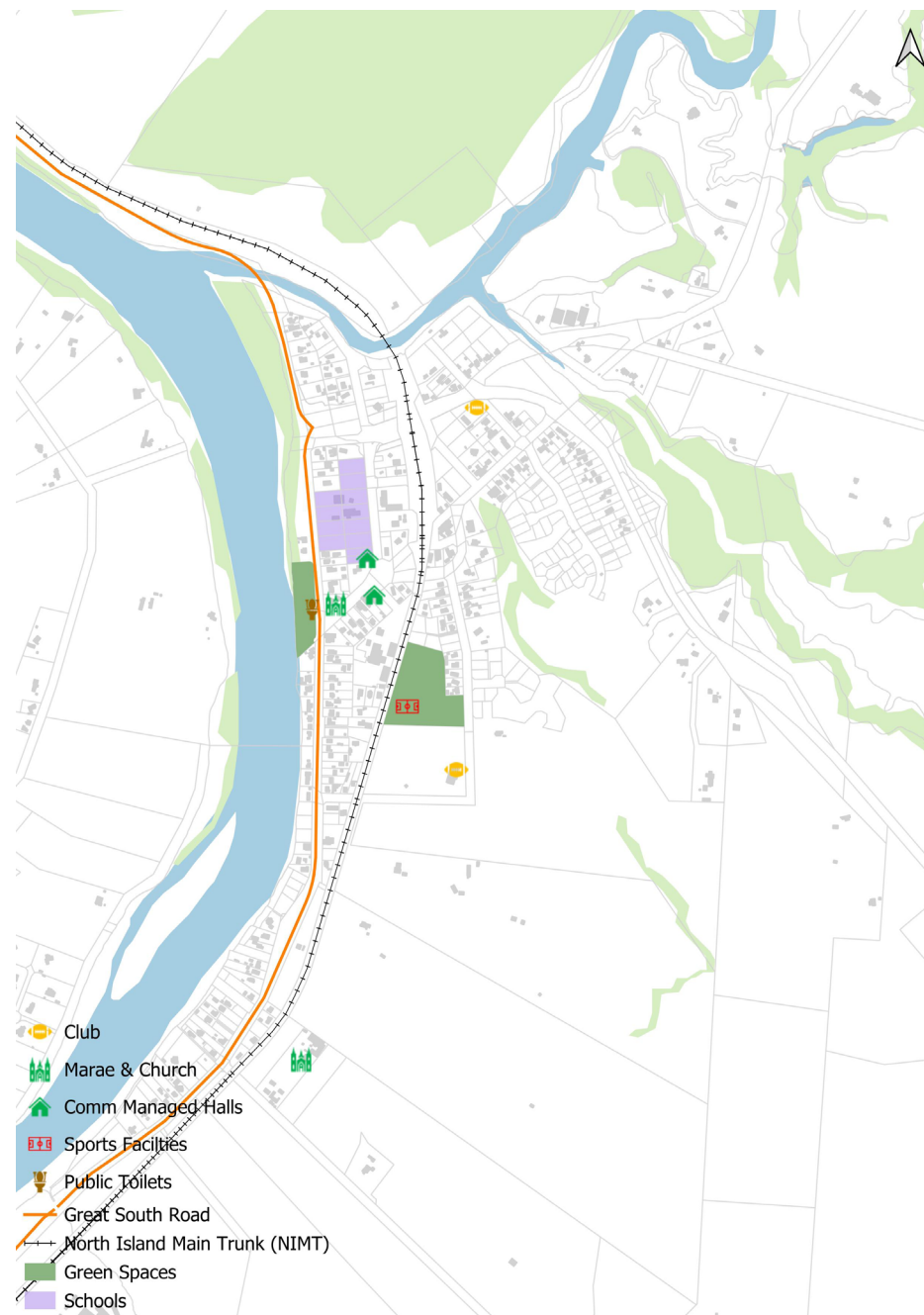
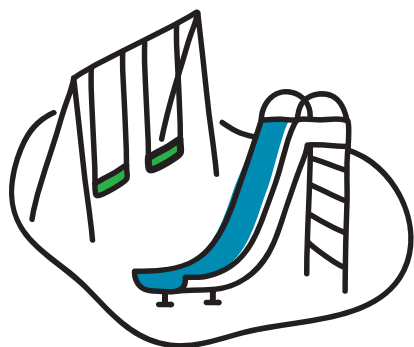


Figure 6-12: Taupiri Community Facilities



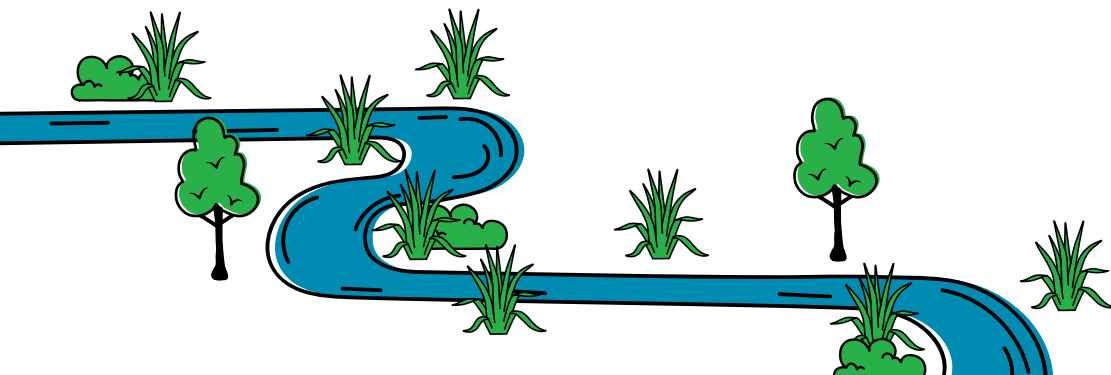
6.1.5 Cultural and Archaeology

Taupiri is a culturally significant and archaeologically rich settlement and plays large part as being the heart of Kiingitanga and is of special significance to Waikato-Tainui as well as Tuurangawaewae Marae, Ngaati Tamainupoo, and Taupiri Marae.

Taupiri marae history begins in 1530 with a Rotorua chief named Pikiāo. The chief settled in Taupiri, searching for a wife to bear him male offspring. Pikiāo met Rereiao – a woman from Pirongia with whom he had children. These children, in turn, gave rise to prominent families eventually forming some of the main hapuu in the Taupiri area. Of note is Taupiri Maunga, – sacred and revered as a living being and a taonga (treasure). The maunga holds an urupaa (cemetery) forms the resting place of over 5,000 tribal ancestors including Maaori royalty. Guarding the maunga are two taniwha who sit at its base in the Waikato River and Mangawhara Stream.

At the centre of the Tangata Whenua and Statement and Engagement report are the principals of Te Tiriti o Waitangi, as well as meaningful and genuine engagement with tangata whenua. These principals have been woven throughout hui in an attempt to understand the cultural, economic, social, and environmental outcomes sought by tangata whenua. The cultural stories of these unique places have been given genuine attention and have been come from nga waha (the mouths) to be shared with the wider community to help further the understanding of the cultural significance of Ngaaruawaahia and Taupiri. A common theme discovered is the unity of these areas: Ngaaruawaahia, Hopuhopu, & Taupiri are not distinguished from one another, but connected intrinsically through the awa.

“The Waikato River is our tupuna (ancestor) which has mana (spiritual authority and power) and in turn represents the mana and mauri (life force) of Waikato-Tainui. The Waikato River is a single indivisible being that flows from Te Taheke Hukahuka to Te Puuaha o Waikato (the mouth) and includes its waters, banks and beds (and all minerals under them) and its streams, waterways, tributaries, lakes, aquatic fisheries, vegetation, flood plains, wetlands, islands, springs, water column, airspace and substratum as well as its metaphysical being...”



To balance the metaphysical components of the report are some of the outcomes sought by Tangata Whenua, which in turn help realise their, but not limited to cultural well-being. These range from urban design and micro mobility initiatives through to green spaces and economic opportunities. The outcomes have been as best aligned with the proposed potential projects as outlined in sections 3.2, 4.2, 5.2, & 6.2 of this report as possible to ensure that the visions of tangata whenua can come to life.

Through discussion is the recommended addition of new Sites and areas of significant to Maaori (“SASM”) which will offer additional protection over areas and significant sites that are important to Maaori. These are:

- Taupiri Maunga
- Te Mata o Tuutonga
- Te Hihi
- Tuurangawaewae Marae
- Tuurangawaewae House
- Te Paemaunga o Hakarimata

Archaeology forms part of the understanding of Taupiri’s unique history. The intent of the archaeology report was to identify archaeological sites of significance in the parts of Waikato District affected by the Ngaaruawaahia and Environs Structure Plan. Archaeological sites cover both Maaori and European artefacts and locations and provide insights into the different phases of the Waikato. Sites and their histories are not isolated, but form archaeological picture that can safeguard special places and may also provide information about human behaviour in past. Maaori garden sites are prevalent along both sides of the awa throughout the district: areas associated with paa, villages, gathering sites, eel traps in streams, bird capture areas, and other types of places used by the garden makers. Pre-1900 European sites include industry, buildings and farms composed of house, farm buildings, fields, stock holding pens, roads, etc. Understanding of intangible and tangible layers of both Maaori and European sites provide a continuum of cultural understanding and practice.

The full *Tangata Whenua Statement and Engagement Report* and Archaeology Assessments can be found in Appendix 5 & 10 respectively.

6.1.6 Heritage and Notable Trees

Historic heritage is part of understanding our environment, and the past, present and future it represents. Heritage and notable trees contribute to the unique stories and beautification of Taupiri. They play an important role in contributing to understanding of the urban environment and are an integral part of communities' connecting to their places. An updated heritage schedule for built items and notable trees based upon the work done through the proposed district plan – decision version has been recommended to replace the schedule within the current heritage report, allowing for a more recent picture of protected items.

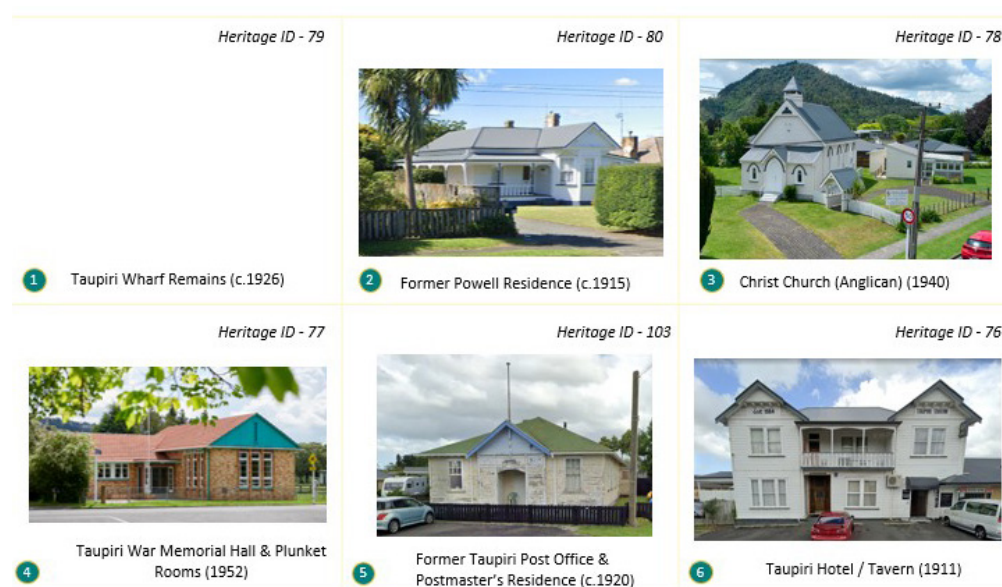
Notable Trees in Taupiri, include a tricolour beech and english elm, respectively. They contribute to the overall history and story of Taupiri, and it is important to recognise these when moving through time.

The Notable Trees schedule attached to this report is recommended to replace the schedule contained within the proposed Waikato district plan, there have been minor changes to a description to improve accuracy.

There are five heritage buildings and one heritage landmark located within Taupiri, with the oldest building – the Taupiri Hotel/Tavern – dating back to around 1911. The heritage items present an opportunity for storytelling to improve connections.



Nr	Heritage Item
1	Taupiri Wharf Remains (c.1926)
2	Former Powell Residence (c.1915)
3	Christ Church (Anglican) (1940)
4	Taupiri War Memorial Hall & Plunket Rooms (1952)
5	Former Taupiri Post Office & Postmaster's Residence (c.1920)
6	Taupiri Hotel / Tavern (1911)
Nr	Notable Tree
1	Tricolour Beech



The full Heritage Assessment can be found in Appendix 11-11.2



6.1.7 Ground Contamination and Geotechnical

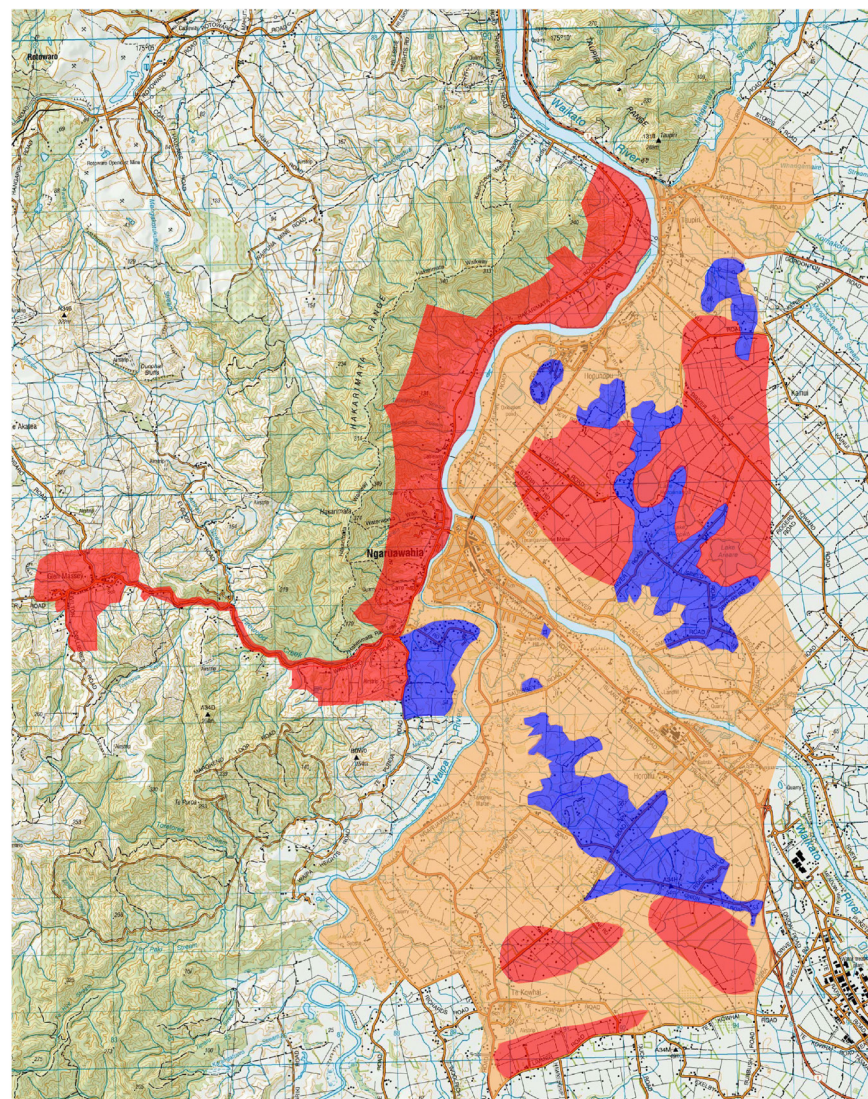
The current ground contamination assessment is limited to Ngaaruawaahia and excludes Taupiri. However, Waikato District Council are aware that there are two main land developers in Taupiri and, as part of the resource consent process, are completing onsite ground contamination assessments for their developments.

Geotechnical development suitability indicators are important because they indicate the stability and strength of the ground, soil deposits, and the natural hazards associated with the area.

The geology of the study area in general consists of hill country, rolling hills of the lowlands, alluvial soils of the lowlands, and valley floor soils. Around the edges of rivers and foot of the mountain in Taupiri are more likely to be exposed to the risks of soil liquefaction and slope instability. The high-level geotechnical assessment conducted identifies risks, noting that the not all of the land that falls within a given risk classification might be subjected to the geotechnical risk in question.

The intent of the plan is to provide guidance on the general suitability of the land, and the starting point for engineering assessment that should accompany development proposals.

The full Geotechnical Assessments can be found in Appendix 2.



Land Development Suitability Categories

- Category A - Low Risk**
- Geohazards unlikely
 - Residential buildings likely to adopt NZS3604 with no ground improvement
 - Minimal engineering input required
 - Bulk earthworks are unlikely
 - Cumulative effects of stormwater and wastewater discharges still require assessment
 - No Category A land mapped within study area due to scale of map

- Category B - Some Risk**
- Possible for geohazards to be present
 - Moderate level of engineering input appropriate
 - Residential buildings likely to adopt NZS3604 with shallow ground improvement or foundation deepening away from geohazards
 - Some risk of bulk earthworks being undertaken
 - Individual and cumulative effects of stormwater and wastewater discharges to be assessed
 - Mapped as Rolling Hill Topography
 - Flanks of some hills may include pockets more appropriately considered Category C or D

- Category C - Moderate Risk**
- Likely for geohazards to be present
 - Detailed engineering assessment required to address impacts on buildings, roads and infrastructure
 - Some risk of bulk earthworks being undertaken
 - Individual and cumulative effects of stormwater and wastewater discharges to be assessed
 - Mapped as alluvial soil - Note Category D is applicable within 200m of waterways, lakes and open drains and gully/river terrace slopes

- Category D - High Risk**
- Likely that a significant geohazards is present
 - Detailed engineering assessment required to address impacts on buildings, roads and infrastructure
 - If the potential geohazard confirmed then mitigation is unlikely to be possible in a safe and economically viable manner
 - High environmental risk due to earthworks
 - Individual and cumulative effects of stormwater and wastewater discharges to be assessed
 - Hill Country and adjacent land due to potential for large landslides and debris flows
 - Peat swamps with settlement and liquefaction potential
 - Includes alluvial soil within 200m of waterways and gully/river terrace slopes (not shown on map)

NOTES:

1. Boundaries are approximate and based on large scale topographic and geological maps
2. Classification zones do not address flood hazard
3. This map does not imply that all of the land within any category is subject to the geohazards typical of the zoning. The intent of the plan is to provide guidance to Council on the general suitability of the land and the starting point for engineering assessment that should accompany development proposals. It is possible that a specific assessment could either upgrade or downgrade the risk within any given property.

Topographic Map sourced from
Topomap.co.nz
Land Information New Zealand (LINZ)

Figure 6-13: Taupiri Geotechnical Assessment

6.1.8 Natural Environments and Landscapes

Understanding the visual amenities and natural environment of a landscape is integral in both locating development in appropriate spaces, and also in maintaining and enhancing visual amenities which benefit the overall well-being of the communities.

The landscapes assessment conducted looked at identifying outstanding natural features and landscapes by capturing and analysing their character, associated amenity values and landscape constraints. Planning principals were also considered in the development of the assessment and are noted below (Not limited to):

- Aim to integrate ecological corridors and stands of vegetation within the study area to improve habitat connectivity and amenity values associated with natural.
- Provide for 'green belts'/ rural buffers between land uses within. Ngauruwaahia and the surrounding villages within the study area.
- Avoid loss/change of character.
- Avoid developing within visually prominent locations.

During the development of this assessment, the growth aspirations of Taupiri were captured in determining the level of development suitability.

The majority of the study area is characterised by underlying Waikato plains/ lowlands, which are bounded by the Hakarimata Range and Te Puroa hill country to the west and Taupiri Range to the north. Taupiri Village is characterised by the Waikato River, which bounds the village to the west, the Mangawara Stream which bounds the village to the north, as well as the Taupiri Mountain and Range, also to the north. The character of Taupiri village to the southeast is composed of the extensive Komakorau Stream, wetland and other tributaries of the Mangawara Stream as well as State Highway 1.

Most of the lowland geological features were derived from the deposition of pyroclastic material following the Taupo volcano eruption approximately 22,000 years ago and the various routes adopted by the Waikato River over that time. Subtle changes in elevation and undulations in landform are clearly evident due to the pastoral land cover. The majority of indigenous vegetation has been removed for pastoral farmland development, however, large tracts of regenerating indigenous forest exists on the slopes of Taupiri Mountain.

This has led to the unique combination of scenery and visual amenities within Taupiri, the heat map provided illustrates the areas most suitable to develop from an amenities and visual perspective.

Proposed land use changes that sit within the "least" suitable range of this assessment have been indicated as FUZ, the full spatial extent of the zone is yet to be detailed and will be investigated further at the time of requirement (long term).

The full Landscapes Assessments can be found in Appendix 4.

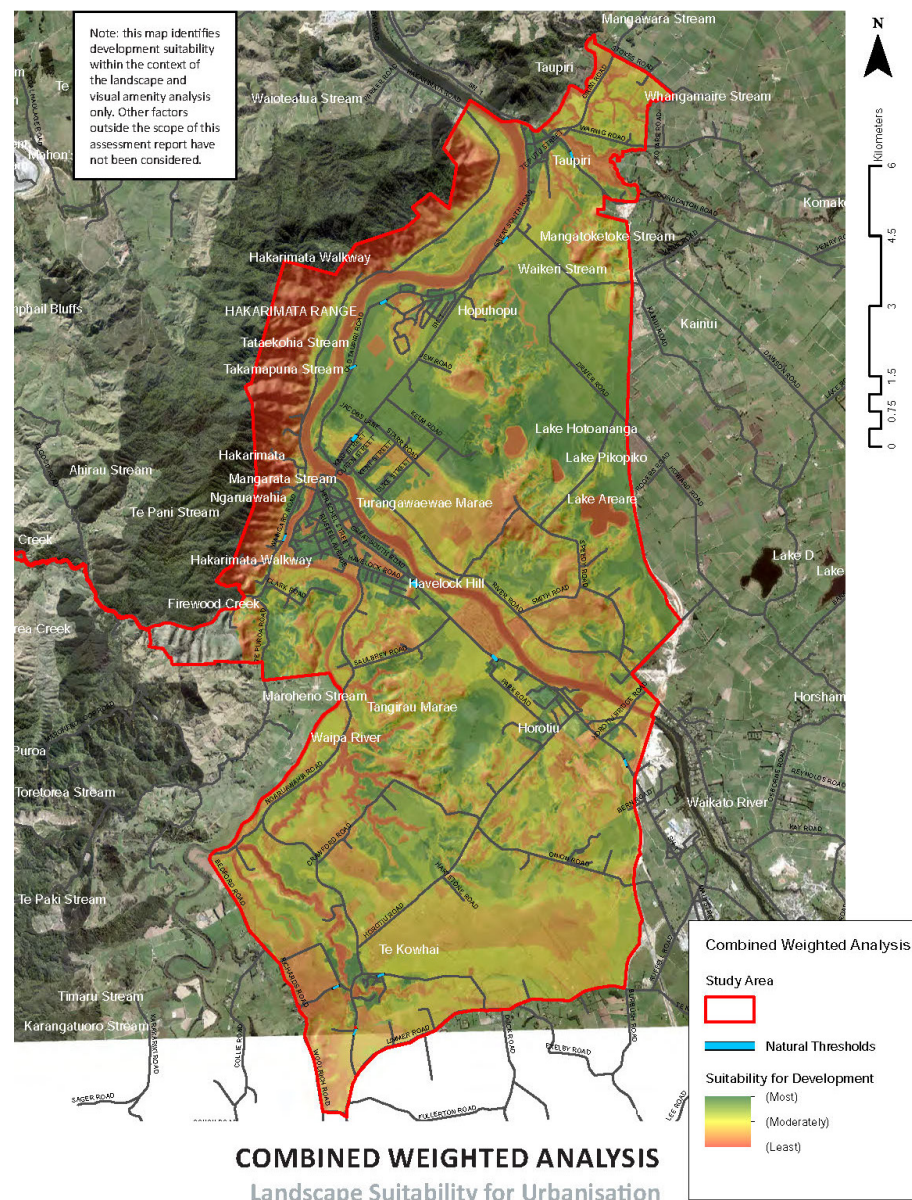


Figure 6-14: Taupiri Natural Environments and Landscapes

6.1.9 Climate Change⁴⁰

Climate change brings big challenges and changes. The following climate change outcomes are likely to affect the communities within the Waikato:

- Increase in total rainfall and extreme rainfall events, e.g. localised flooding, and ponding from saturated soils,
- Rising temperatures and long hot summers, e.g. drought and potential loss of crops,
- Impacts on the environment could include more sediment runoff, more pests, insects, and microbiological changes (fungi and bacteria), and
- Longer term: Health implications, economic impacts (increased price of food, fuel, electricity), sea level rise, more frequent severe weather events, and changes to cultural practices.

Several climate change principles (aligned to the Sustainable Development Goals) can be applied to mitigate the effects of climate change and to enhance the sustainability and resilience of Ngaaruawaahia. The following climate change principles were considered during the insights and opportunities identification phase, the key moves phase and the implementation phase:

- 1 Compact and Mixed-Use Development.
- 2 Transit-Oriented Development (TOD).
- 3 Sustainable Transportation.
- 4 Resilient Design.
- 5 Green Infrastructure and Sustainable Building Practices.
- 6 Urban Heat Island Mitigation.
- 7 Energy Efficiency and Renewable Energy Integration.
- 8 Community Engagement and Social Equity.

6.2 Insights and Opportunities

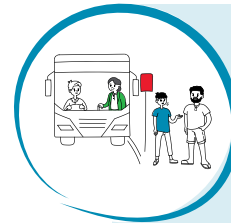
Opportunities have been identified for the settlement of Taupiri through a multi-stage approach. The opportunities are a combination of:

- The contextual analysis.
- A spatial analysis undertaken through a desktop assessment.
- A site visit in combination with Council staff and elected members.
- Input received from technical reports.
- Inputs received by Council through community surveys.

Feedback received from the community via online engagement and community open day events held in Ngaaruawaahia, Hopuhopu and Taupiri. These sought to understand the issues experienced by the community and opportunities seen by those that live, work and play in the three towns to improve the liveability of these places.

The opportunities for investment have been grouped under the headings of the design principles, noting that some opportunities will align with multiple design principles.

The opportunities were grouped into themes relating to:



Connected Communities

Opportunities relating to transport and accessing the places people want to get to, such as the town centre and key destinations like Tuurangawaewae Marae.



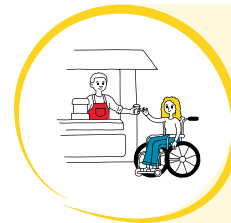
Identity

Opportunities related to telling the history, and highlighting the identity, of Ngaaruawaahia, Hopuhopu and Taupiri.



Natural Environments

Opportunities related to improving access to, and the quality of, the natural environment.



Growth and Economy

Opportunities related to enhancing commercial activity and supporting future growth.

The following pages provide a summary of the opportunities identified through this process. Some of the opportunities sit outside of the remit of Waikato District Council, however were recorded to fully understand the issues and opportunities seen by the community. These opportunities have been assessed and considered by council as part of this process and have informed the key moves and outcomes. Not all opportunities have been progressed.



Taupiri Opportunities

Connected Communities

Promote safe, efficient and attractive active mode connections to encourage walkability and reduce car dominance.

1. Opportunity to extend the Te Awa River Ride cycle route from Ngaaruwaaahia via Hopuhopu to Taupiri.
2. Provide safe walking and cycling connections to the service station precinct on Gordonton Road.
3. Create safe and visible pedestrian and cycling connections between Taupiri Marae and Hopuhopu.
4. Provide a safe crossing facility at Great South Road bus stop.
5. Review layout of the Great South Rd and Gordonton Rd roundabout to improve visibility and safety.
6. Provide signage to Taupiri urupaa along Watts Grove.
7. Create safer crossings at Te Putu St from Educare to the footpath across the road.
8. Upgrade active modes facilities on Te Putu Street bridge.
9. Improve the connection at Taupiri School, currently a kea crossing but no formal pedestrian crossing. Maneuvering & on-street parking outside Taupiri School is limited.
10. Improve the safety of Murphy lane/Te Putu St intersection visibility.
11. Upgrade stairs to the urupaa.
12. Provide interim CPTED solutions at the two underpass - Te Putu Street and Greenlane Rd and consider future alternative crossing solutions.
13. Detune Great South Road to enable better cross connectivity and minimise severance to the river.
14. Provide north-south connections through the new growth area between Taupiri Marae and Murphy Lane.
15. Improve safety and visibility of Button Lane and Gordonton Road intersection.

Identity

Strengthen the existing identity and character of the place.

1. Utilise the river as a future transportation route and/or ecotourism opportunity with fishing/ river kai activities to tie-in with local community.
2. Opportunity for storytelling to improve connections, outcomes & protection of areas of cultural significance. E.g. Puke I Ahua, Taupiri Maunga, paa sites, urupaa.
3. Establish a community focal point on the eastern side of the rail tracks that reflects the local "village" identity.
4. Establish a riverside focal point that connects between the Hopin Stopin cafe, Bob Byrne Memorial Park and Te Putu Street commercial functions.
5. Improve lighting in targeted areas such as the Rugby Football Club.

Natural Environment

Connect communities to blue-green networks and provide recreational activities and opportunities.

1. Taupiri Maunga, Waikato River, Urupaa, Hakarimata Ranges, Flaxmill and several heritage sites are the assets that make Taupiri unique. These should be celebrated and promoted through story telling, way finding and iconic sculptures.
2. Upgrade pathways to include wayfinding, shelter, and rest stops to support riverside recreational use along the Waikato River and adjacent reserves. Consider other benefits such as weed/pest control and re-vegetation for river ecosystem restoration.
3. Initiatives to restore kiwi habitat at Taupiri Maunga.

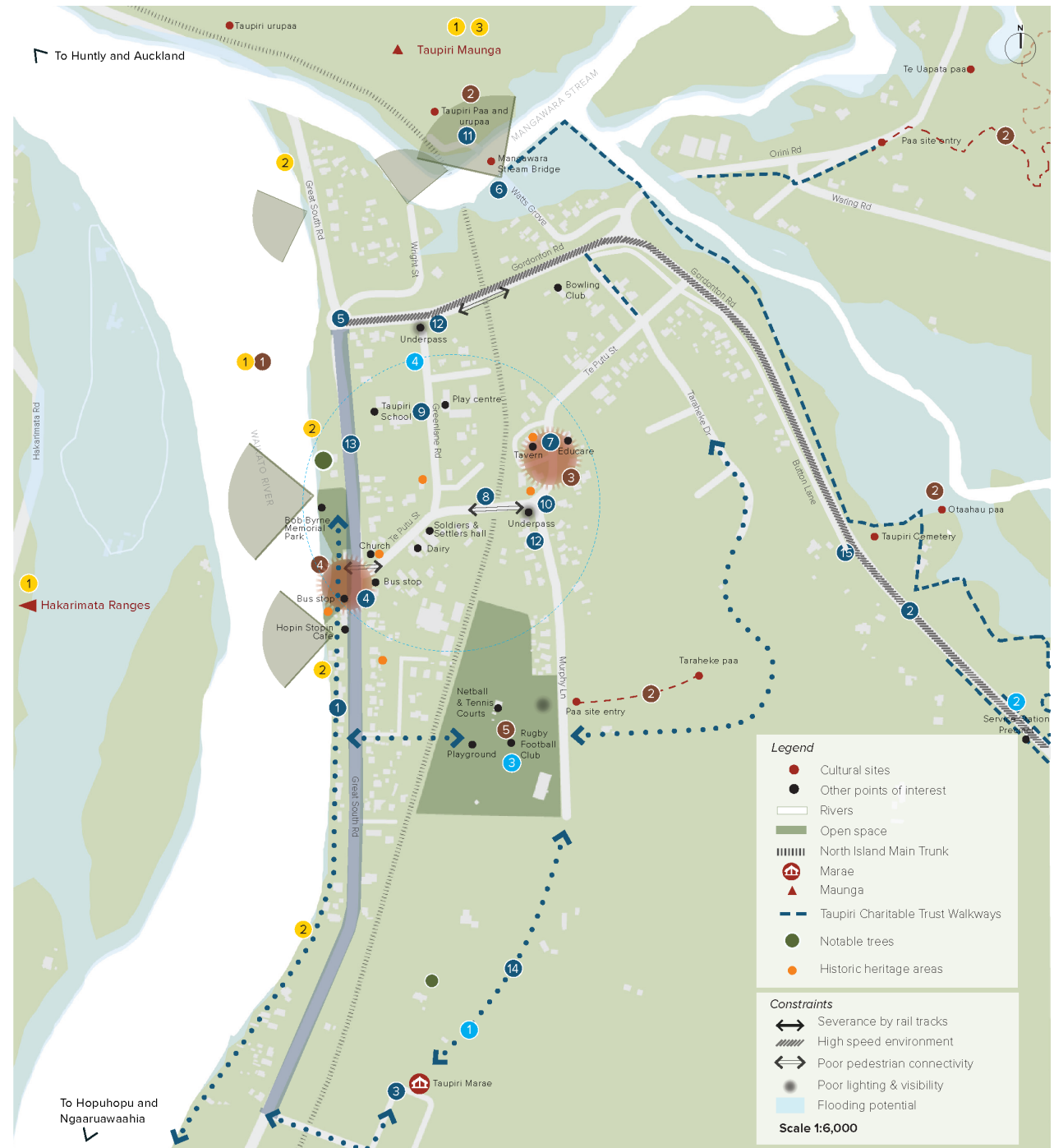
Growth and Economy

Support projected growth with well connected services, amenities and commercial opportunities to fit the needs of the community.

1. Opportunity to consider local convenience to service new growth area closer to the Taupiri Marae.
2. Opportunity for future industrial uses around service station precinct on Gordonton Road.
3. The existing Taupiri Rugby Football Club are well used with the desire for another sports/ community hub targeted for the youth.
4. Opportunity for new community amenities within township i.e. Supervalu, post office, afterschool care and Educare.

Other opportunities

- Future proof for the aging population in Taupiri with the provision of appropriate accommodation and amenities.
- Identify and provide high quality open spaces to service future growth.



6.3 Key Moves

The opportunities identified were shared with the community across two open days, and through online engagement, where feedback and support was gathered. The opportunities were also assessed against the agreed outcome principles for the project, providing a basis for assessment.

The feedback relating to the opportunities identified were considered together to confirm the key moves and outcomes for Taupiri and how these are to be prioritised over the short, medium and long term. It is recognised that some of the projects are highly complex, will have associated high costs, and will need further detailed investigation before they are able to be confirmed in the for delivery.

The key moves and outcomes have been identified on the following maps. The anticipated prioritisation of these is addressed in the implementation section of the document. The key moves and outcomes have also been grouped into the design principles of:

Connected Communities

Identity

Natural Environment

Growth and Economy

Walking and cycling activities have been identified separately as inputs from the Transport Workstream.



Taupiri Township

Connected Communities

Active mode opportunities

1. Extension of the Te Awa River Ride to Taupiri with the inclusion of rest stops and viewing areas.
2. Create a clear walking and cycling loop from town centre - Great South Road, Te Putu Street, Onslow Avenue, Gordonton Road and segregating off to Watts Grove to connect to Taupiri paa and urupaa.
3. Other active mode connections:
 - a. Upgrade Te Putu Street and bridge.
 - b. Taraheke Paa, Taupiri Marae and Great South Road with a connection over rail (under investigation).
 - c. Investigate pedestrian and cycle overbridge of railway connecting Great South Road to sports fields.
4. Create a wayfinding suite for key destinations including the urupaa, Taupiri Maunga, Te Putu Street, historic waka landing, Bob Byrne Memorial Park and sports field.
5. Create gateway markers into Taupiri.

Enhancing the pedestrian experience

6. Great South Road Improvements:
 - Create more pedestrian connections with additional crossings including existing bus stops.
 - Short term tactical urbanism at existing pedestrian crossings.
 - Beautify the streetscape with green promenade and provision for active modes.
7. Te Putu Street Improvements:
 - Beautify the streetscape.
 - Traffic calming measures.
 - Upgrade pedestrian crossings.
 - Safe access to The Crescent.
 - Provide a pedestrian crossing outside of the childcare facility.
 - Roadway art at Te Putu Street and Great South Road intersection.

Intersection and roundabout upgrade

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



Streetscape beautification



Wayfinding



Te Awa River Ride extension



Protected cycleway on Great South Road



Raised pedestrian crossing



Traffic calming with planted buildouts

Identity

Amenities

1. Investigate the use of Council-owned facilities within Taupiri and consider additional community needs or commercial development that could be accommodated.
2. Celebrate sites of cultural significance and protect waahi tapu sites through a suite of bi-lingual signage, art work trails, cultural expression and storytelling opportunities (Taupiri Mountain, urupaa, historical waka landing site, Taraheke paa, Taupiri Marae, and Te Uapata paa, key transport nodes i.e. roundabouts).
3. Provide formal viewing areas and storytelling boards for waka landings beside existing carpark/boat ramp. In particular for major Tangi processions from Tuurangaewaewae Marae to the urupaa.
4. Upgrade and provide signage to public toilets.
5. Upgrade bus stops and shelters.
6. New bi-lingual "Welcome to Taupiri" sign.

Maintenance/CPTED/Safety

7. Introduce mirrors, art and wayfinding at Murphy Lane and Greenlane Road underpasses.
8. Provide lighting at the Rugby Field carpark/Murphy Lane.
9. Trim overgrown vegetation at Murphy Lane and Greenlane Road underpass, Te Putu Street and urupaa bridge.
10. Clean up of graffiti at Murphy Lane underpass and along Great South Road.

Other projects

- Identify opportunities and locations for cultural expression and symbolism.
- Upgraded suite of street furniture including rubbish bins, drinking fountains and seating.
- Undertake maintenance and repair of street lights across the township.

Natural Environment

Recreational opportunities

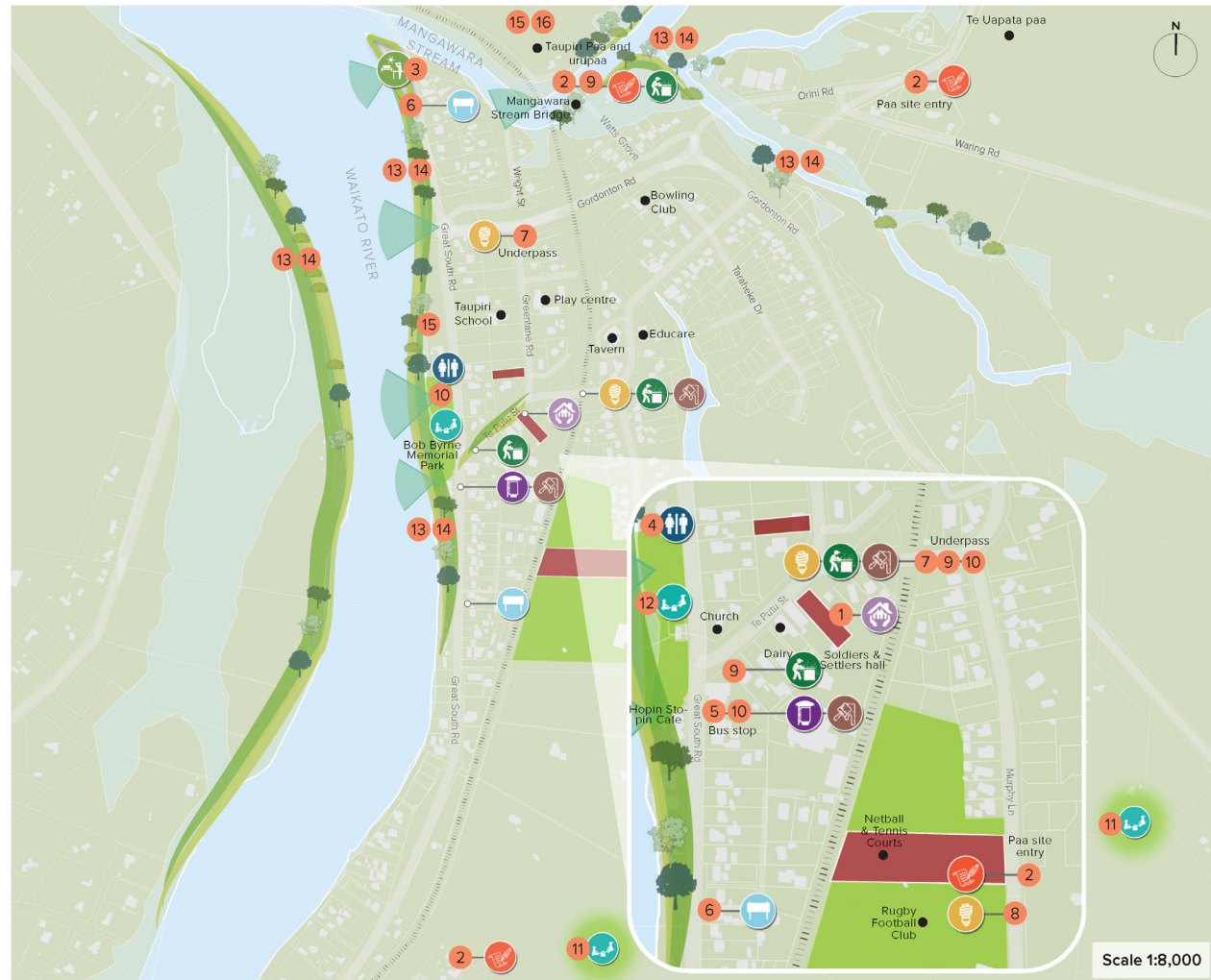
11. Investigate potential locations for playgrounds to serve wider Taupiri (Gordonton Road and Kainui Road).
12. Upgrade Bob Byrne Memorial Park with nature play and improved connections north and south to the Hopin Stopin Cafe.

Ecological opportunities

13. Improve the resilience to localised flooding through:
 - Increased permeable surfaces and attenuation planting.
 - Riverbank planting.
 - River edge terracing to protect recreation areas next to the river.
14. Increase native tree and fruit trees in town – Urban Ngahere (Forest), to attract native birds into township.
15. Native tree restoration for Taupiri Maunga.
16. Pest and predator management plan on Taupiri Maunga.

Other projects

- Improve native fauna habitat through education/interpretation and restoration of waterways (native fish, eels etc).



Riverside seating



Storytelling and cultural narratives



Underpass



Village feel



Nature play at Bob Byrne Memorial Park



Separated cycleway on Great South Road

Artist Impressions of Key Moves

Amenity upgrades to Bob Byrne Memorial Park



Enhance Te Putu Street pedestrian experience



6.4 Implementation

Some of the methods and tools that will be used to implement the *Waikato 2070* are summarised below.

District Plan

The District Plan is the legislative rule book which sets out what development can and can't be done and where in the district. Structure Plans and Town Centre Plans will form the basis for amendments to the District Plan via plan changes (to the operative District Plan) and plan variations (to the proposed District Plan) to enable the development of these growth areas identified in *Waikato 2070*.

Long Term Plan

The Long Term Plan (LTP) provides direction on the provision and funding of infrastructure and services within the Waikato district. The location and timing of the growth cells as set out in *Waikato 2070* will inform the LTP in respect to the necessary funding of infrastructure and services in these areas.

Asset and Activity Management Plans

The Waikato District Council prepares Asset and Activity Management Plans which set the various needs and demands of assets (e.g. roading, wastewater, water supply, facilities, reserves and open spaces). These are an essential tool in planning and funding infrastructure and services.

Partnerships

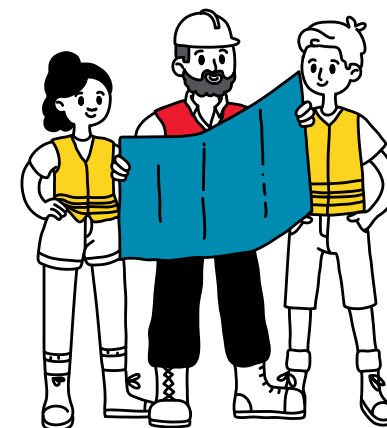
Waikato District Council will implement the *Waikato 2070* in partnership with various organisations and groups to ensure the vision and future development expectations are achieved. The Waikato District Council will work alongside organisations and groups, such as:

- Waikato-Tainui
- Tangata Whenua/Mana Whenua
- Ministry of Education
- Ministry of Housing and Urban Development

- Ministry of Innovation, Business and Employment
- District Health Boards
- New Zealand Transport Agency
- Kiwi Rail
- Utility providers
- Tourism agencies
- Adjoining local authorities
- Waikato Regional Council
- Community boards, community committees, and community groups
- Local business associations
- Kainga Ora
- Police New Zealand / Fire and Emergency New Zealand
- Heritage New Zealand Pouhere Taonga

Implementation Table

The following table identifies the key moves and outcomes that have been identified through this document. It considers the alignment with the outcome principles, the project complexity and likely timeframe required to implement the projects. The table provides a tool for future identification and prioritisation of investment across the three settlements across the short, medium and long term.



Project	Climate Change Mitigation Action	Prioritisation			Complexity		
		Short term 1-3 years	Medium term 3-10 years	Long term 10+ years	Low	Medium	High
CONNECTED COMMUNITIES							
1. Extension of the Te Awa River Ride cycle route to Taupiri (stopping at Bob Byrne Park) with the inclusion of rest stops and viewing areas.				✓			✓
2. Create a clear walking and cycling loop from town centre - Great South Road, Te Putu Street, Onslow Avenue, Gordonton Road and segregating off to Watts Grove to connect to Taupiri paa and urupaa.	✓		✓			✓	
3. Other active mode connections:							
· Upgrade Te Putu Street and bridge.	✓			✓			✓
· Taraheke Paa, Taupiri Marae and Great South Road with a connection over rail (under investigation).	✓			✓			✓
· Investigate pedestrian and cycle overbridge of railway connecting Great South Road to sports fields.	✓			✓			✓
4. Create a wayfinding suite for key destinations including the urupaa, Taupiri Maunga, Te Putu Street, Bob Byrne Memorial Park and sports field.			✓		✓		
5. Create gateway markers into Taupiri.			✓		✓		
6. Great South Road improvements:							
· Create more pedestrian connections with additional crossings including existing bus stops.	✓			✓			✓
· Short term tactical urbanism at existing pedestrian crossings.	✓			✓			✓
· Beautify the streetscape with green promenade and provision for active modes.	✓			✓			✓
7. Te Putu Street improvements:							
· Beautify the streetscape.				✓		✓	✓
· Traffic calming measures.				✓		✓	✓
· Upgrade pedestrian crossings.				✓		✓	✓
· Safe access to The Crescent.				✓		✓	✓
· Provide a pedestrian crossing outside of the childcare facility.				✓		✓	✓
· Roadway art at Te Putu Street and Great South Road intersection.				✓		✓	✓
8. Improve the safety and visibility of intersections:							
· Gordonton Road and Te Putu Street.			✓	✓		✓	
· Murphy Lane and Te Putu Street.				✓			✓
· Great South Road and Te Putu Street to connect to Bob Byrne Memorial Park.				✓			✓
· Greenlane Road and Te Putu Road.			✓	✓	✓		
9. Improve the pedestrian safety and visibility of Gordonton Road and Great South Road roundabout (under investigation).				✓		✓	✓
IDENTITY							
2. Celebrate sites of cultural significance and protect waahi tapu sites through a suite of bi-lingual signage, art work trails, cultural expression and storytelling opportunities (Taupiri Mountain,urupaa, historical waka landing site, Taraheke paa, Taupiri Marae, and Te Uapata paa).		✓				✓	
3. Provide formal viewing areas and storytelling boards for waka landings beside existing carpark/boat ramp. In particular for major Tangi processions from Tuurangawaewae Marae to the urupaa.		✓				✓	
5. Upgrade bus stops and shelters.	✓		✓	✓	✓		
6. New bi-lingual "Welcome to Taupiri" sign.		✓			✓		
Other projects							
· Identify opportunities and locations for cultural expression and symbolism.			✓			✓	

Project	Climate Change Mitigation Action	Prioritisation						Complexity		
		Short term 1-3 years	Medium term 3-10 years	Long term 10+ years	Low	Medium	High			
NATURAL ENVIRONMENT										
13. Improve the resilience to localised flooding through:										
· Increased permeable surfaces and attenuation planting.	✓	✓		✓		✓				✓
· Riverbank planting.	✓	✓		✓		✓				✓
· River edge terracing to protect recreation areas next to the river.	✓	✓		✓		✓				✓
14. Increase native tree and fruit trees in town – Urban Ngahere (Forest), to attract native birds into township.		✓						✓		
BUSINESS AS USUAL										
7. Introduce mirrors, art and wayfinding at Murphy Lane and Greenlane Road underpasses.		✓					✓			
8. Provide lighting at the Rugby Field carpark/Murphy Lane.		✓					✓			
GROWTH & ECONOMY										
1. Further investigation required to consider local convenience to service new growth area closer to the Taupiri Marae.				✓					✓	



View of Taupiri Maunga and Church

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Local Area Blueprint Initiatives.

<https://www.waikatodistrict.govt.nz/your-council/plans-policies-and-bylaws/plans/blueprints/local-area-blueprints>

