

Identification of Opportunities

Opportunities have been identified for the three settlements of Ngaaruawaahia through a multi-staged 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.
- Feedback received from the community via online engagement and community open day event 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 Tuarangawaewae 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.



View of rail bridge over Waikato River

Ngaaruawaahia - Wider Town 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 Ngaaruawaahia via Hopuhopu to Taupiri. There is a desire to promote Ngaaruawaahia as a destination incorporating the Hakarimata Ranges, Waipaa 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 Huia 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 Waingaro Road bridge.
8. Provide traffic calming initiatives along Hakarimata Road to reduce speeding issues.
9. Provide a pedestrian access point to Waipaa River from Hakarimata Road.
10. Establish signage to the Hakarimata Ranges.
11. Opportunity to reroute freight movement.
12. Strengthen connections between the Waipaa Esplanade Walkway to The Point.

Identity

Strengthen the existing identity and character of the place.

1. Celebrate areas of cultural significant 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 a 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.

Other opportunities

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

Natural Environment

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

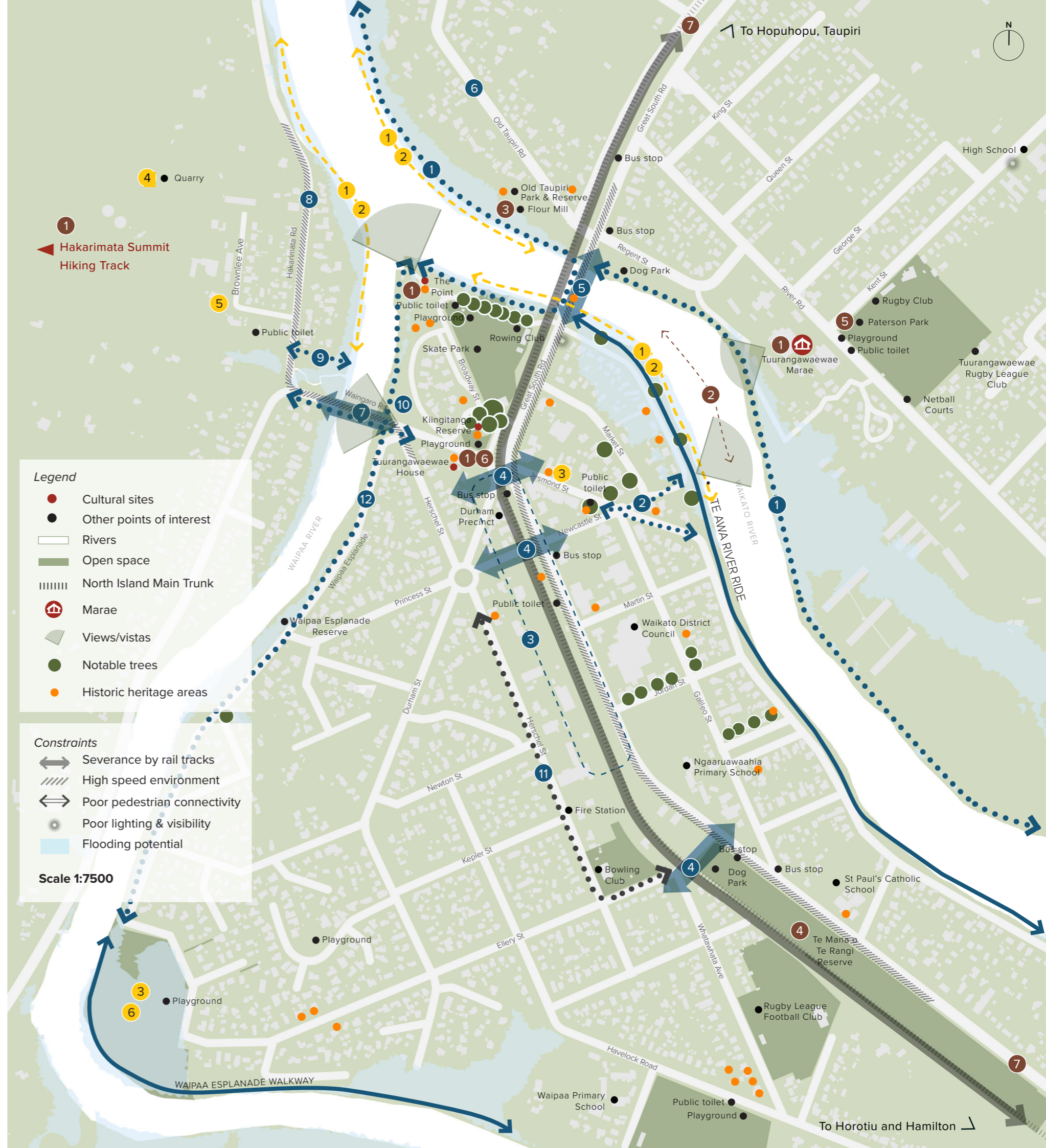
1. Provide community amenities to the riverside such as viewing platforms, shelters and community gathering spaces.
2. Native re-vegetation of riverside to improve water quality, indigenous biodiversity and pest control.
3. Identify locations for community gardens and community nurseries.
4. Rehabilitate 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.

Other opportunities

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

Growth and Economy

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



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. Kiingitanga 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 Kiingitanga 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.

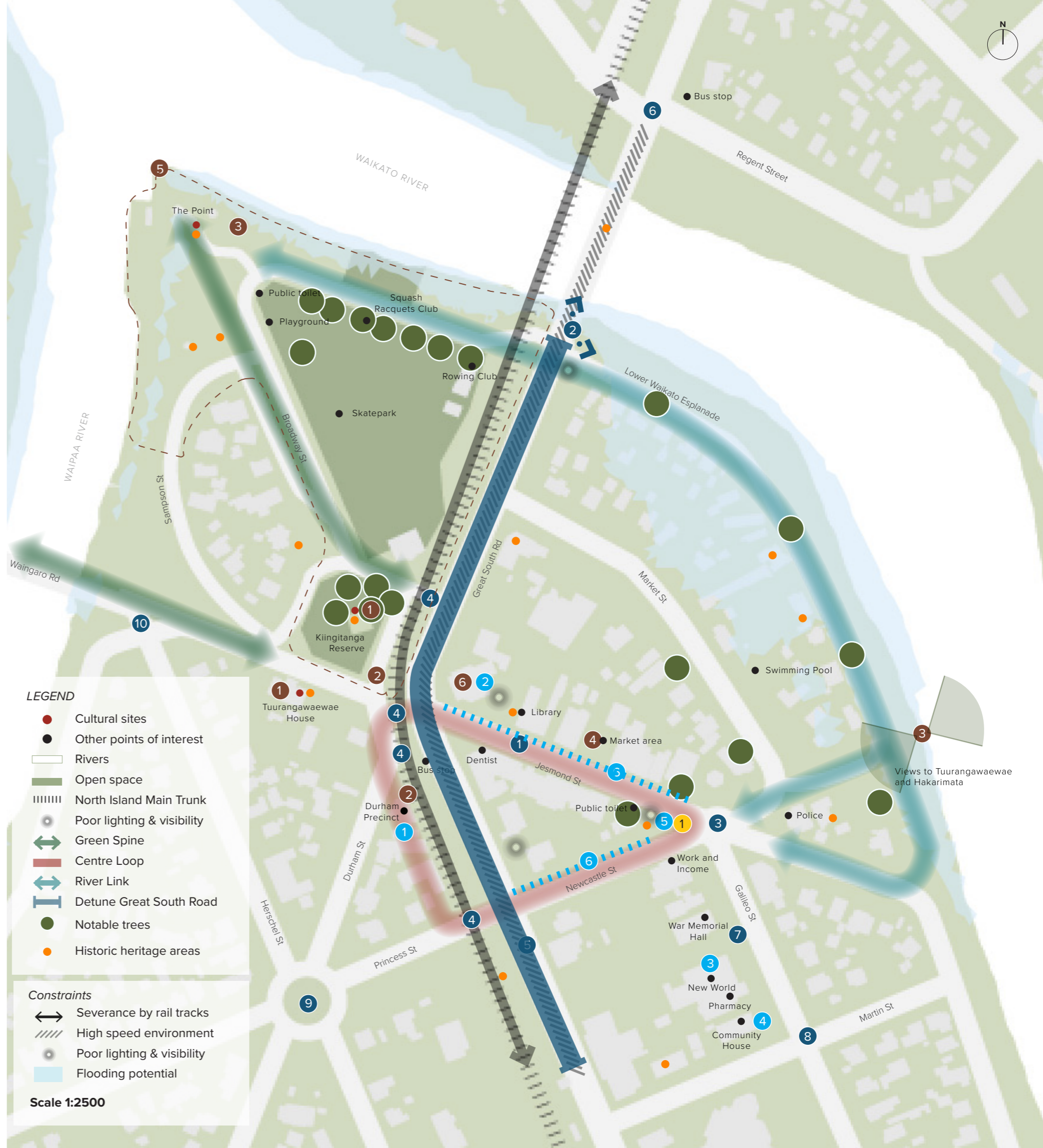
Other opportunities

- 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.



LEGEND

- Cultural sites
- Other points of interest
- ▭ Rivers
- ▭ Open space
- ▭ North Island Main Trunk
- ⊙ Poor lighting & visibility
- ↔ Green Spine
- ▭ Centre Loop
- ↔ River Link
- ▭ Detune Great South Road
- Notable trees
- Historic heritage areas

Constraints

- ↔ Severance by rail tracks
- ▭ High speed environment
- ⊙ Poor lighting & visibility
- ▭ Flooding potential

Scale 1:2500

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 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.



View of The Point in Ngaaruawaahia

Ngaaruawaahia - Wider Town

Natural Environment

Recreational

1. Undertake open space and playground assessment and investigate potential locations for parks to serve wider Ngaaruawaahia. 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

Ngaaruwaahia - 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 Kiingitanga 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 Galileo 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 Galileo Street outside Ngaaruwaahia 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 parking



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 Kiingitanga Reserve, The Point, Hakarimata Ranges, Tuurangawaewae 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

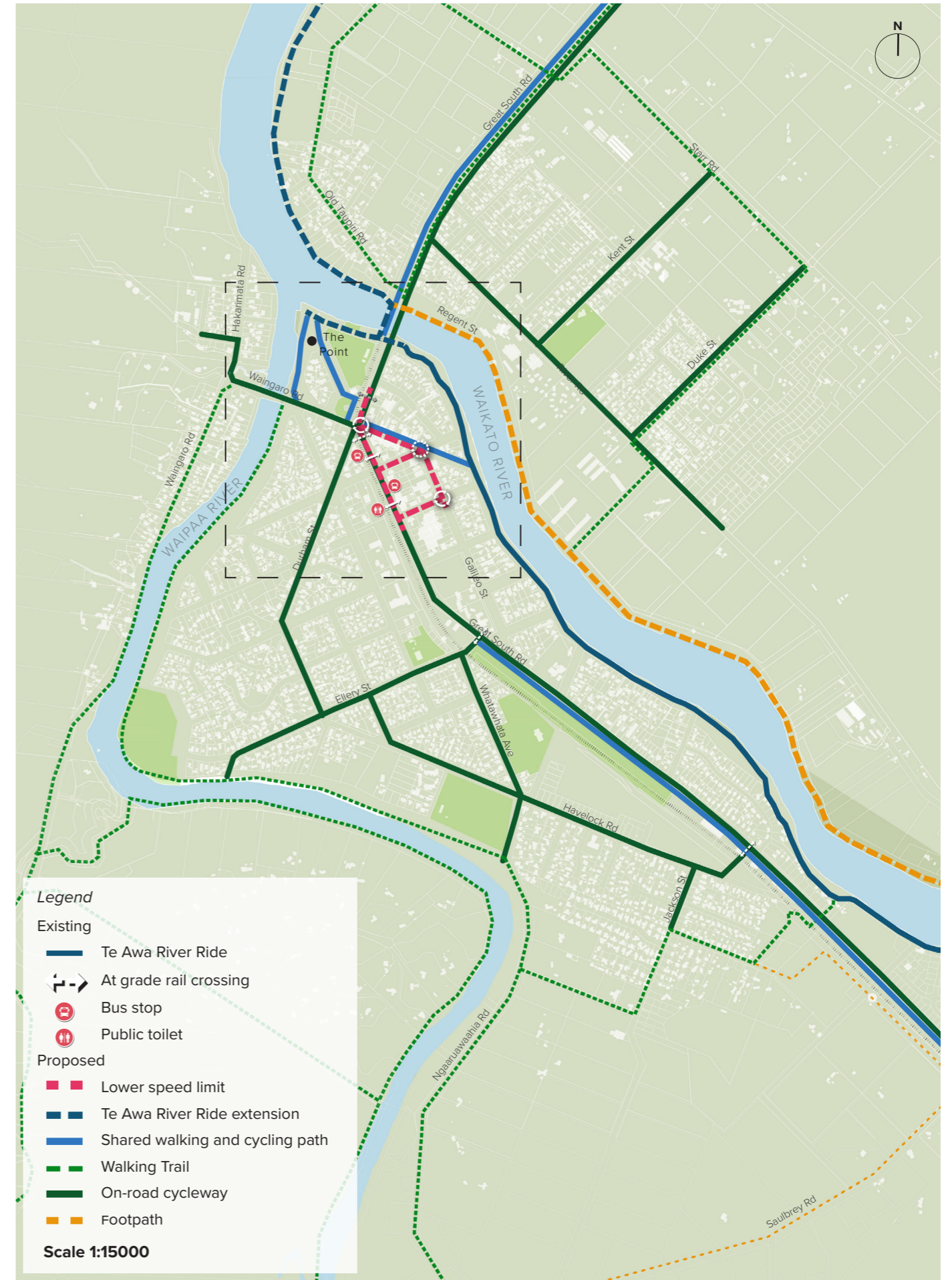


Integrated gateway and interpretive signage

Ngaaruwaaahia - 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 Waingaro Road intersection and level crossing.
- 12 Provide connections to Tuurangawaewae Marae





Implementation

Implementation Approach

How this plan is to be implemented

The Ngaaruawaahia, Hopuhopu and Taupiri Urban Design Assessment identifies a series of proposed projects and initiatives to support future growth and place shaping across Ngaaruawaahia, Hopuhopu and Taupiri. The projects and initiatives are intended to be progressed across short, medium and long term time frames with a range of stakeholders and partners as outlined below.

The key moves and outcomes identified will go from being aspirational opportunities, to being funded and delivered when funding and partners have been identified. This will involve partnering and engaging further with key stakeholders including Mana Whenua, the community, local community organisations and businesses, and key landowners within Ngaaruawaahia, Hopuhopu and Taupiri. Waikato District Council consider that it is important to continue to work in collaboration with community partners in all significant Council projects.

To support the implementation of the Urban Design Outcomes, it is recommended that a detailed implementation plan for each of the opportunities is developed, identifying key outcomes to be achieved, those responsible for delivery, project costs, and timeframes.

Role of Waikato District Council

Waikato District Council plays a key role in realising the future vision for Ngaaruawaahia, Hopuhopu and Taupiri, as depicted in this Assessment. This role may range from direct investment in public works to advocating for positive changes to encourage investment (such as with the NZ Transport Agency/Waka Kotahi, local businesses and investors.)

The Council will also need to engage with the Mana Whenua, community and key stakeholders to advocate for public and private initiatives that assist to achieve the outcomes and projects identified across the three towns.

Funding implications

The Long Term Plan (LTP) is the Council's main budgetary tool for the current 10-year period. This Plan provides a longer term capture of community aspirations and thereby informs the LTP.

Some of the actions are already budgeted for in the LTP, or are business as usual. Actions that need new funding will require advocacy to become new LTP initiatives. It is important to note that the availability of funding from the Council for proposed projects is not guaranteed. Funding and prioritisation will be determined as part of the LTP and Annual Plan process.

This plan can be used as a tool to assist in decision making on funding priorities. There are multiple ways that the projects and initiatives identified in this document can be achieved other than the LTP.

These include:

- Community led actions
- Fundraising
- Funding/grants
- Private investment and development

Monitoring and review

The Ngaaruawaahia, Hopuhopu, and Taupiri Urban Design Assessment is intended to be a living document responsive to changes. Similarly, flexibility is needed because some actions require further work such as additional consultation, feasibility testing, detailed design, and/or funding. The Council should undertake reviews of the plan periodically and in line with LTP processes. Keeping the document 'live' and up to date will help achieve the outcomes desired by the stakeholders, or will identify if projects should be reconsidered in relation to new information being available.

Projects and initiatives have been grouped as short term, medium and long term projects. Implementation of the projects will be managed through the Long Term Plan and Annual Plan process.

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 townships across the short, medium and long term.

Projects which relate to Climate Change Mitigation Actions include those that include improved resilience and will support reductions in Vehicle Kilometres Travelled (VKT).



View of Holy Trinity Anglican Church in Ngaaruawaahia

Implementation Framework

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
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