

An aerial photograph of a park area. In the center, there is a paved path that curves around a circular gazebo with a grey roof and white pillars. The gazebo is situated on a small raised platform. To the left, a paved path leads down to a wooden staircase that crosses a river. The riverbank is lined with rocks and greenery. In the background, there are residential buildings and more trees. The overall scene is a well-maintained public space.

# **Parks, Open Spaces, and Community Facilities Report** *Ngaaruawaahia, Hopuhopu, & Taupiri* *Structure Plan / Ngaaruawaahia* *Town Centre Plan 2024*

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# Summary

Green spaces and community facilities are important elements for town centres and residential neighbourhoods they provide opportunities for recreation and social interaction and contrast the built-up urban environment. Equally, the design and location of green spaces and Community Facilities from their infancy play an integral part in a well-functioning urban environment and the character of a town. Through the engagement Waikato District Council has had with the community, there has been an identified need for more green spaces and Community Facilities for both Ngaaruawaahia and Taupiri. Considering this, areas for additional green space have been identified to meet expected demand across Ngaaruawaahia and Taupiri enable future residents to be within a walkable distance to at least one park, fulfilling their wellbeing needs. For and Community Facilities there are various projects in place that will aim to improve the quality of existing facilities as well as new opportunities that have been identified to provide additional facilities.

**Objectives - Green Spaces:** Communicating the existing state for green spaces within Ngaaruawaahia and Taupiri and provide potential options as to how the gaps could be addressed.

**Objectives - Community Facilities:** Communicating the existing state for community facilities within Ngaaruawaahia and Taupiri and discuss opportunities for additional facilities.

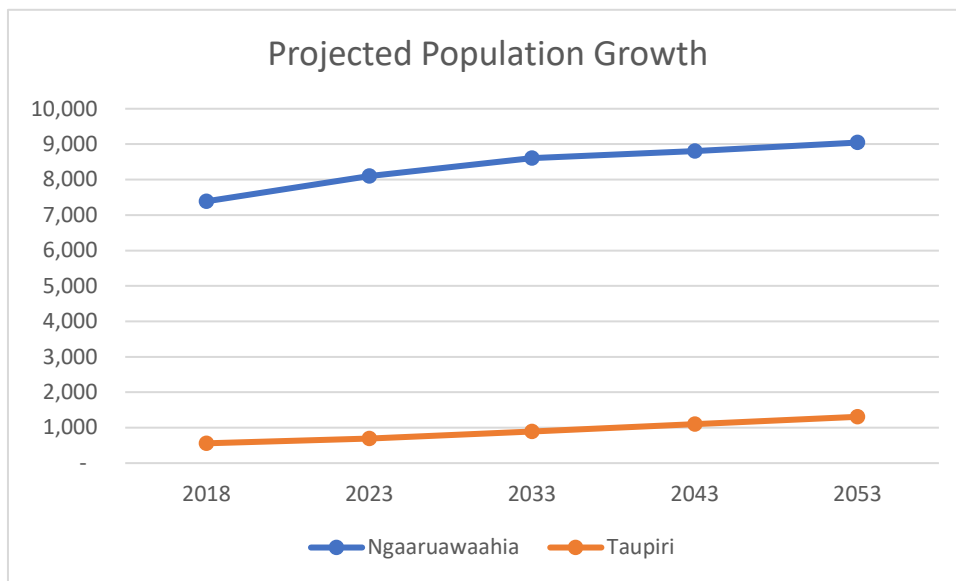


# 1. Introduction

## 1.1 Population growth and the need for green spaces and community facilities.

Historically, Ngaaruawaahia, Hopuhopu, and Taupiri have experienced static or inactive population growth. However, recent figures show that the Ngaaruawaahia and Taupiri is expected to see a healthy steady increase in population growth.

Figure 1: Ngaaruawaahia and Taupiri Projected Population Growth



University of Waikato, 2021

Green spaces and Community Facilities play an important role, and it is essential that this growth is coupled with best practice planning 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.



## 2. Strategic Framework

The strategic framework section highlights policies, strategies and plans that provide guidance on the provision of parks, open spaces, and community facilities.

### 2.1 Waikato District Council Growth and Economic Development Strategy

The Waikato District Council Growth and Economic Development Strategy, Waikato 2070, provides a long-term plan to achieve the Council's vision of creating liveable, thriving and connected communities. Waikato 2070 is based around four key themes which are our Focus Areas:

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

Of particular importance and relevance to this report is the *"Grow our communities"* section. This outlines how we will deliver well-planned and people-friendly communities which includes the following:

- Well-situated and appropriately designed passive and active recreation areas.
- Develop a quality urban form with high amenity villages and urban environments while being aware of historic heritage, landscapes and the natural environment.
- Avoid development that leads to social isolation.
- Invest in place-making activities across communities including historic heritage sites, greenways, blue/green networks, walkways, cycleways, bridle trails, and open spaces and streetscape/public space improvements that promote connectedness.
- Ensure that our communities have easy access to infrastructure and services.

The aforementioned outcomes were considered in the preparation of this report, with the structure plan and town centre plan giving effect to Waikato District Council's vision of creating Liveable, Thriving, and Connected communities.

**Liveable:** Liveable communities are well-planned and people-friendly, providing for a range of quality residential options, social infrastructure and amenity. They reflect what's important to people and support a shared sense of belonging both in the local community and the wider district.



**Thriving:** Thriving communities participate in council decision making and community-led projects, having the capacity and capability to provide input into the management of their local assets and sustain the local business sectors providing local employment.

**Connected:** Connected communities have fit-for-purpose physical and social infrastructure to create liveable, thriving communities. Connectivity through roads, public transport, commuter trails, walkways and cycleways, and digital capabilities enable rapid information sharing and engagement in activities together. These various connections will shape the future pattern of the district and enable communities to access services and amenities that meet their social, health, education, employment, and wellbeing needs.

## 2.2 District Plan

Development within the District is demanding for public access to the coast and the margins of water bodies, and for green open space for recreation. In addition to creating demand for recreational opportunities, development can also meet that demand by contributing to the provision of open space and recreational facilities.

The following shows the current and proposed provisions of relevance within the Operative Waikato District Plan<sup>1</sup> and the Proposed Waikato District Plan – Appeals version<sup>2</sup> respectively.

### Operative Waikato District Plan

#### Objectives

- 15.2.1 Public green open space and recreational facilities are available to meet the needs of the community.

#### Policies

- 15.2.2 Subdivision and development must contribute to the provision of public green open space and recreational facilities.
- 15.2.5 Future reserves in villages and rural areas serving local needs should link to existing social infrastructure, such as halls and schools, to help strengthen community coherence.

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<sup>1</sup> <https://districtplan.waikatodc.govt.nz/pages/plan/Book.aspx?exhibit=WS5&hid=60430>

<sup>2</sup> [https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/decisions/proposed-waikato-district-plan-appeals-version/part-3-area-specific-matters/part-3\\_14-osz-open-space-zone859d063f36f361b3b84dff0000681c44.pdf?sfvrsn=4c6e67c8\\_2](https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/decisions/proposed-waikato-district-plan-appeals-version/part-3-area-specific-matters/part-3_14-osz-open-space-zone859d063f36f361b3b84dff0000681c44.pdf?sfvrsn=4c6e67c8_2)

- 15.2.6 Recreation and reserve use and development should be consistent with the nature and character of the local environment, including protection of landforms, and protection and restoration of indigenous vegetation, wildlife and linking of habitats.

### **Proposed Waikato District Plan**

#### Objectives

- OSZ-01** Public open space, natural reserves, parks and recreational facilities are provided to meet the needs of communities.
- OSZ-02** The natural values of public open space, natural reserves and parks is maintained and enhanced.

#### Policies

- OSZ-P1** Provision, use and development of public open space and reserves.
- (1)** Ensure that subdivision and development contributes to the provision of public open space, natural reserves, parks and recreational facilities.
- (2)** Ensure that subdivision involving the vesting of land in Council as reserve aligns with the principles of Council's Parks Strategy or a structure plan, by:
- (a) Being of an appropriate size, scale and location for its intended use;
  - (b) Being appropriate for the strategic needs of the local community and the region;
  - (c) Having suitable road frontage and is accessible for its intended use and for future maintenance;
  - (d) Provide for the safety of the community by establishing fencing on side and rear boundaries;
  - (e) Linking to, and supporting, existing social infrastructure; and
  - (f) Providing for community wellbeing.

## **2.3 Long Term Plan**

### **Our Community Outcomes and Goals:**

**Supporting our communities** - We consider the well-being of all of our people in all our planning and activities. We support and plan for the development of complete and connected communities.

*Note: Community Outcomes within the long-term plan are currently being reviewed and will be adopted early next year.*





## **2.4 Local Government (Community Well-being) Amendment Act 2019**

### **4 Section 3 amended – Purpose (d):**

provides for local authorities to play a broad role in promoting the social, economic, environmental, and cultural well-being of their communities, taking a sustainable development approach.

# **3. Other Relevant Documents**

The following section highlights other plans and strategies relevant to the provision of parks and open spaces, and community facilities.

## **3.1 Parks and Open Spaces**

### **3.1.1 Landscape Assessment**

A landscape, visual, and amenities assessment provided an evaluation of existing landscape attributes and the likely effects of urbanisation on landscape character and visual amenity. The report identifies ways in which the landscape can positively contribute to the area's future urbanisation and also areas of constraints that should be considered<sup>3</sup>.

This Parks and report and its findings have been aligned where appropriate with the recommendations of the Landscape Assessment noted above.

### **3.1.2 Parks Strategy**

The Waikato District Council has developed a Parks Strategy as a high-level document to identify existing land resources, identify the need for additional park land to meet future demographic changes and set levels of service.

The Parks Strategy is used to:

- Provide an overall framework for reserve management plans to be prepared.
- Provide general development standard guidelines for each park category.

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<sup>3</sup> [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/structure-plans/Ngaaruawaahia/Ngaaruawaahia-technical-reports/Ngaaruawaahia-structure-plan-landscape-assessment.pdf?sfvrsn=eb6d8fc9\\_2](chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/structure-plans/Ngaaruawaahia/Ngaaruawaahia-technical-reports/Ngaaruawaahia-structure-plan-landscape-assessment.pdf?sfvrsn=eb6d8fc9_2)

- Analyse current and future demand for parks.
- Identify current deficiencies and future needs for each type of park category.
- Provide the context and framework for development contribution requirements.
- Establish levels of service for each park category.

To achieve the above, the Parks Strategy categorises all land which is owned or administered by the Waikato District Council as part of its parks network. These categories are used to distinguish the appropriate level of park provision and level of service across the district. The categories are as follow:

- Sports & Recreation Parks
- Neighbourhood Parks
- Recreation and Ecological Linkage Parks
- Nature Parks
- Outdoor Adventure Parks
- Public Gardens
- Cultural Heritage Parks
- Civic Parks

### **3.1.3 Connectivity Strategy, Draft 2023**

Walking and cycling trails serve an important recreational, commuter and micro-mobility purpose as well as providing access to nature and open spaces. Tracks and trails provide many benefits for our communities, particularly for their health and wellbeing. They are popular facilities that are sought after by communities because of the offroad recreational and commuter connections that they provide. They link greenspaces and encourage increased park usage. The provision of connectivity also contributes to alternative modes of transport, a healthy community and to reduce traffic congestion on roads.

The Connectivity Strategy aims to promote recreational connectivity through all active modes of transport – walking, cycling, riding. This strategy focuses on the district's off and on road linkages (trails and footpaths). It guides decision-making about the provision, development and management of trails and connections, to ensure we have suitable and well used trails and connections, in the right locations, managed in the right way, to meet the needs of our communities.

The Connectivity Strategy is a review of the Trails Strategy 2016, proposed to be adopted by 2024.



### **3.1.4 The Point Reserve and Kiingitanga Reserve Management Plan**

The Point is a significant reserve in terms of landscape, historic, and recreation values. This area known as Te Huinga o Ngaa Wai “the meeting / gathering of the waters” and is an area where Te Mana o Te Kiingitanga lies at the confluence of two great Tuupuna Awa and Mana Mauri, the Waipa and the Waikato rivers in Ngaaruawaahia, and is an area including places of burial, ritual and Pou Rangatira, a place of gathering, significant to Waikato Tainui and the Kiingitanga.

The adjacent Kiingitanga Reserve has significant cultural and heritage values. This site is an urupa and the remains of the first Maaori King Potatau Te Wherowhero (June 1860) were placed in a papa tupapaku (timber mausoleum) on an earth mound.

This management plan provides objectives and policies that determine the appropriate use, protection and development of The Point and Kiingitanga Reserve by the Council. Some of the key objectives of the plan include:

- Allow visitors the opportunity to discover the cultural and historical background of Kiingitanga
- To retain, and promote an understanding of, the historic values and stories of The Point and Ngaaruawaahia.
- Provide a safe, inviting and well-maintained area for people to enjoy
- To provide for activities that do not adversely affect the landscape qualities of the reserve(s).
- An integrated and co-ordinated approach to manage the reserve.

### **3.1.5 The Point Reserve and Kiingitanga Reserves improvement plan**

An improvement plan for the Point and Kiingitanga Reserve(s) is in the feasibility stage to enhance amenities, connections and enrich the unique cultural histories that the reserves have. The plan will be aligned with the policies and objectives of the areas reserve management plan as noted above.

## **3.2 Community Facilities**

### **3.2.1 Playground Strategy**

Providing play opportunities is important in creating healthy lifestyles and giving opportunities for children and caregiver to enjoy Waikato District's public spaces. The Playground Strategy provides a long-term plan that identifies the requirements for the provision of playgrounds and proposes delivery of playgrounds across the district in a cost effective and efficient manner.

The objectives of the Waikato District Council Playground Strategy are to:



- Identify the long-term requirements for the provision and delivery of playgrounds;
- Produce a 20-year programme and budget identifying both capital (new and renewal) and planned maintenance requirements for all playgrounds;
- Analyse current utilisation and forecast changes in demographics to identify future demand requirements;
- Analyse current distribution of playgrounds, their age, quality and play values and identify any gaps or over provision of facilities;
- Provide a strategic framework for the Council to deliver and manage its playgrounds in a sustainable manner;
- Prepare levels of service and play value objectives;
- Provide a planning framework for the provision of playgrounds across the district based on categories of purpose and scale;
- Provide design and construction standards for each category of playground;
- Provide GIS mapping information and,
- Identify operation, safety and maintenance levels of service for each category.

### **3.2.2 Public Toilet Strategy, 2015**

The Waikato District Council (WDC) Public Toilet Strategy was developed in 2015 and provides a background and foundation to develop targets and priorities for Community Facilities.

While the Council has no statutory requirement to provide public toilets (other than in certain public buildings), adequate provisions will assist the Council in meeting its strategic outcomes, in particular:

- A district where growth is managed effectively, and natural resources are protected and developed for future generations.
- A district with services and activities that promote a healthy community.
- A district where people feel safe and supported within their communities.

Actions to achieve the above strategic outcomes:

- All toilet blocks meet CPTED requirements
- Natural lighting where possible otherwise supplemented with artificial lighting
- All gender, self-contained units are preferred due to:
  - Space (and construction cost) is minimised
  - Turnover of available toilets is maximised
  - Users, especially children, are protected from inappropriate contact with strangers
  - Caregivers of disabled persons maybe of opposite gender to disabled person



- Maintenance can be undertaken on individual units without closing the whole facility
- Vegetation present around toilets should be carefully managed for visibility
- Disabled access to be provided
- Baby changing facilities to be provided
- Toilets to be maintained regularly
- Free draining floors and touch free soap, water and hand driers are recommended

Performance measures are also included in the Annual Plan to support the strategic outcomes of the public toilet strategy. The council currently provides the following facilities within the structure plan study area:

- 1 toilet block in Ngaaruawaahia on Great South Road
- 1 unisex toilet stall at The Point (Ngaaruawaahia Domain)
- 1 toilet block at Centennial Park in Ngaaruawaahia
- Jackson street cemetery Toilet block
- Jesmond Street Reserve Toilets
- Brownlee Ave Exeloo
- Paterson Park External Toilet
- Bob Bryne Memorial Park Toilets
- Kia Toa Soccer Club Changing Sheds
- Paterson Park Changing room and toilets.

Toilets are also provided at Council offices, community halls and libraries during opening hours. These are managed separately from the park toilets. Sports clubs located on Council reserves are also publicly accessible although they are only available when club rooms are open.

### **3.2.3 Waikato District Council Library Strategy, 2019**

The Waikato District Council Library Strategy (2019) provides a clear direction for where we need to head over the next ten years to meet our communities' current and future needs. The Strategy draws from current best practice in delivering library services, builds on what we have and pushes the boundaries in creating community hubs, that are technology rich, focused on inspiring readers, developing knowledge and skills, connecting communities with ideas and each other and breaking down barriers to enable everyone to access services.

Our aspiration is for Waikato District Libraries to be at the heart of our district: *inspiring curiosity, enriching lives and connecting communities.*





Waikato District Council provides six libraries that also provide Council customers services. Most of the district's libraries are single story, and all are less than 400m2. It has been identified that Ngaaruawaahia would benefit from extensions/upgrade.

Library services for residents of Waikato District wards that directly border Hamilton City have an agreement to use the full services of Hamilton City Libraries. This makes libraries a lot more accessible for our Waikato Communities.

### **3.2.4 Community Facilities Strategy, Draft 2023**

The CFS is currently under development and will supersede the aforementioned Public Toilets Strategy. The CFS will be presented for consultation and adoption in 2024.

The Community Facilities Strategy (CFS) will provide strategic direction for Council over the next 20 years. It will also be utilised within the strategic decision-making process for regular long-term planning. This strategy will provide a clear direction for community facilities within the Waikato District and places the actions within facility specific Action Plans which can be regularly reviewed in alignment with the CFS. The CFS will also provide direction for decision making, development and management of our community facilities including tasks such as investment and divestment.

The community facilities that will be included within this strategy are Public Toilets, Pools, Community Halls, Libraries and Community Hubs, Arts and Culture Buildings, and Sport Facilities and Pavilions. The CFS will provide a full definition of a community facility to make it clear that community facilities will be buildings that have a roof and are not areas like a park or a wharf.

In early research, it has been found that many of the current facilities are located around major townships (Huntly, Ngaaruawaahia, Tuakau and Raglan) or along the SH1 corridor along which most of the growth in the district occurring.



# 4. Consultation and Engagement

The first rounds of consultation and engagement on the Ngaaruawaahia, Hopuhopu, & Taupiri Structure Plan / Ngaaruawaahia Town Centre Plan was held between September – November 2022 and consisted of two initial surveys<sup>4</sup>, firstly, a Mana Whenua Survey which was followed by a Wider Community Survey and tallied to over 200 responses. These responses helped gauge what was important to the community as well as what was of concern, ultimately assisting and guiding Council on how we approach our in-person engagements which was subsequently held over February – March 2023, this generated over 100 responses. Overall, a portion of interest raised concerns around the provision of Open/Green spaces and Community facilities for communities, these are raised below as themes and have been considered in the preparation of this report and wider plans.

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<sup>4</sup> [https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/structure-plans/survey-findings/ngaaruaahia-taupiri---survey-feedback---march-2023.pdf?sfvrsn=63e167c8\\_2](https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/structure-plans/survey-findings/ngaaruaahia-taupiri---survey-feedback---march-2023.pdf?sfvrsn=63e167c8_2)



## First round of Workshops - March 2023

Theme	Response
<b>Parks and Open Spaces</b>	
Maintaining Existing Parks	Refer to section 5.3
Upgrading existing Parks	Refer to section 5.3
Provide additional green/open spaces	As part of the Ngaaruawaahia, Hopuhopu, & Taupiri Structure Plan and Ngaaruawaahia Town Centre Plan 6 additional green spaces have been identified.
Te Mana O Te Rangi reserve	As part of our proposed project ideas, The Te Mana O Te Rangi reserve as been identified as project for; <ul style="list-style-type: none"> <li>• Masterplan which represents hapuu koorero through signage, planting and artwork.</li> </ul>
<b>Community Facilities</b>	
Community Hub	Waikato District Council have purchased the old Waipa Tavern site (60 Great South Road, Ngaaruawaahia) and are now investigating the possibility for a multifunctional community hub in Ngaaruawaahia that will be able to service Ngaaruawaahia, Hopuhopu, & Taupiri.
Community Gardens	Through the engagement had, community gardens were prominent and nearing the front of what the community are wanting to see. These have been included as potential project ideas
Upgrade and Maintain Patterson Park	Waikato District Council have consulted with the community and are now upgrading the playground at Patterson Park. Toilet upgrades for Paterson Park are scheduled to be included in the next LTP cycle

After the close of the first round of workshops we were presented with a suite of ideas and potential projects that were identified by the community, illustrating to the team what the community were interested in. Building on the initial feedback, it was important to understand the priority of the community identified potential projects. Accordingly, during the second round of workshops, the community was actively engaged to priorities the proposed projects.

In conjunction to the second round of workshops, an online platform, Social Pinpoint, was used to allow the community an alternative/online platform to provide feedback and prioritise the proposed projects. On the online platform, the community was able to select "Support/Do not Support" for each of the projects. The total amount of



feedback per project was tallied after the three-week consultation period closed and is shown below:

Table 1: Social Pinpoint Summary.

CATEGORY	UP VOTE	DOWN VOTE
CONNECTED COMMUNITY	198	27
NATURAL ENVIRONMENT	135	7
IDENTITY	192	33
GROWTH AND ECONOMY	25	3

## 5. Parks and Open Spaces Provision

The following section unpacks the current provision and future need for Parks and Open Space within the Ngaaruawaahia and Taupiri Structure Plan area. Although the Parks Strategy categories eight types of parks, the following three categories are actively acquired as higher priority in relation to residential growth.

### 5.1 Design principles for parks.

#### Neighbourhood Parks

A developed neighbourhood park should be designed for use by local residents. They are generally smaller in size, with an ideal average size to be considered from 3,000m<sup>2</sup> to 5,000m<sup>2</sup>.

Neighbourhood parks should be easily accessible, with more than one road frontage. Neighbourhood parks should be well maintained; be free draining; have flat or gently undulating grassed areas; be safe and provide an attractive welcoming ambiance to the immediate community.

Neighbourhood parks should provide an open grass area suitable for small-scale ball play, children’s play equipment, seating, amenity lighting, paths and attractive amenity planting. Larger parks may accommodate small community buildings and small-scale sports facilities such as basketball half courts.



## **Sports and Recreation Parks**

A sports and recreation parks are designed and used for both organised sport and informal recreation and is often multi use, providing for a range of community activities and facilities. It is likely to have a formally maintained sports turf for a mixture of winter and/or summer sport. The sports turf areas are maintained to an appropriate standard for the sports code use. It may accommodate hard courts and built recreation facilities. Toilets, sports training lights, changing facilities and car parking are likely to be available and some may have resident club facilities. Some parks may have recreation facilities such as playgrounds, and other facilities serving a local neighbourhood and community function creating a multi-function park with a wide range of activities occurring. Some parks may be entirely leased for sports and recreation activity.

## **Recreation and Ecological Linkages**

Recreation and ecological linkages cover a wide range of purposes, from developed areas with mown grass and trees, revegetation areas through to undeveloped green areas. They provide an important role in meeting sustainability objectives through the ability to enable ecological services by way of buffering, protection, and enhancement of biodiversity through the urban environment, aesthetic and landscape values, diversity within the urban landscape, and further opportunities for picnicking, play spaces and enhancing walking and cycling linkages. Many linkage parks are usually acquired through subdivision processes.

In the Waikato District this category is strongly represented by “esplanade reserves” provided along waterways for environmental protection and public access. They also offer a wide range of experiences, from largely unused or inaccessible areas through to areas used actively for picnics, walking, biking, and other recreation.

## **5.2 Existing stock of green spaces within the study area**

There are 60 green spaces within the Ngaaruawaahia and Taupiri study area and range from reserves for halls and cemeteries, esplanades and neighbourhood and sports parks. Ngaaruawaahia currently has 48.2ha of green space, and Taupiri 8.2ha.

## **5.3 Planned works for existing green spaces**

Council is currently working with Iwi and stakeholders on the redevelopment of The Point Reserve which consists of, but not limited to:

- Redevelopment of parking, freedom camping and BBQ facilities
- Planting
- Signage





- The jetty
- Extension of Te Awa Cycleway/Walkway
- Toilet replacement
- Place making

The 2021-2031 Long Term Plan also outlines further works for the Waipa Esplanade Reserve, which will be subject to a feasibility study. This could include improvements to the old pony club site, carpark, and general aesthetic improvements.

## **5.4 Identify the typologies and how many hectares required**

The Parks Strategy outlines eight reserve categories. These comprise of:

- Sports & Recreation Parks
- Neighbourhood Parks
- Recreation and Ecological Linkage Parks
- Nature Parks
- Outdoor Adventure Parks
- Public Gardens
- Cultural Heritage Parks
- Civic Parks.

For the purposes of this assessment, the report will only be looking at Sports & Recreation Parks, Neighbourhood Parks, & Recreation and Ecological Linkage Parks. The Parks Strategy outlines that these three categories are the most common urban parks which can be actively used for recreation purposes.

Waikato District's provision of publicly accessible parks is 1,996 hectares. This equates to a provision of 31.5ha/1,000 residents. The median in New Zealand is 15.1 hectares.

An analysis of park distribution in the urban areas are based on there being a park within a 500 meters walkability catchment of residential properties, with this approach the distribution and coverage of parks withing Ngaaruawaahia and Taupiri is reasonably good.

The following are target levels of service for planning future provision of parks in the Waikato District based on current levels of service and national benchmarks. These targets are provided as a guide only and provide a base guideline for:

- Calculating and determining park land provision in growth areas
- Provide indicators for long term planning purposes.
- Support actions to fill significant gaps in level of service.



- Support disposal of surplus land
- Maintain levels of service consistent with national benchmarks.

There is no implication that these target levels of service need to be or could be achieved through changes to current park provision.

### **Ngaaruawaahia**

Ngaaruawaahia’s current overall urban park provision is inconsistent with the recommended level of service guidelines. As such, the overall provision is considered inadequate to meet the current need based on population level. Predicted population growth is significant and therefore there is likely to be a need to acquire additional parks. Table 2 indicates the current provisions and future needs.

<b>Neighbourhood Parks</b>	
There is a total current provision of 8.3 hectares, which equates to 1.02ha/1,000 residents. This is inconsistent with the recommended target level of service of 1.5ha/1,000 residents.	Ngaaruawaahia is currently under-provisioned by 3.9ha and would require a total 5.3ha by 2053 to meet demand. A total 13.8ha of green space between Neighbourhood and Sports and Recreation parks is required to meet the demand for Ngaaruawaahia by 2053, a possible 14ha has been identified.
<b>Sports and Recreation Parks</b>	
There is a total current provision of 15 hectares of sports and recreation parks, which equates to 1.9ha/1,000 residents. This is inconsistent with the recommended target level of service of 2.6ha/1,000 residents.	Ngaaruawaahia is currently under-provisioned by 6.1ha and would require a total of 8.5ha by 2053 to meet demand. A total 13.8ha of green space between Neighbourhood and Sports and Recreation parks is required to meet the demand for Ngaaruawaahia by 2053, a possible 14ha has been identified.
<b>Recreation and Ecological Linkages</b>	
There is a total current provision of 8.7 hectares, which equates to 1.1ha/1,000 residents. This is inconsistent with the recommended target level of service of 3.0ha/1,000 residents.	Ngaaruawaahia is currently under-provisioned by 15.6ha and would require a total of 18.4ha by 2053.



Ngaruawahia									
Year	2023			2033		2043		2053	
Category	Current Parks (ha)	Land required (ha) - 2023	Surplus/Shortage (ha)	Land required (ha) - 2033	Surplus/Shortage (ha)	Land required (ha) - 2043	Surplus/Shortage (ha)	Land required (ha) - 2053	Surplus/Shortage (ha)
Sports and Recreation	15	21.1	6.1	22.3	7.3	22.9	7.9	23.5	8.5
Recreation and Ecological Linkages	8.7	24.3	15.6	25.8	17.1	26.4	17.7	27.1	18.4
Neighbourhood	8.3	12.2	3.9	12.9	4.6	13.2	4.9	13.6	5.3

Table 2: Park provisions – Ngaruawahia

## Taupiri

Taupiri’s current overall urban park provision is consistent with the recommended level of service guidelines. As such, the overall provision is considered adequate to meet the current population level.

Predicted population growth is significant and therefore there is likely to be a need to acquire additional parks, alongside new subdivisional development. Table 3 & 4 indicates the current provisions and future needs.

Neighbourhood Parks		
	UoW Scenario	Waikato 2070 Scenario
There is a total current provision of 1.1 hectares, which equates to 1.6ha/1,000 residents. This figure is consistent with the recommended target level of service guideline of 1.5ha/1,000 residents.	Taupiri is currently 0.1ha over provisioned for neighbourhood parks and would only require a total of 0.9ha by 2053 to demand. A total 1.3ha of green space between Neighbourhood and Sports and Recreation parks is required to meet the demand for Taupiri by 2053, a possible 1.3ha has been identified.	Taupiri is currently 0.1ha over provisioned for neighbourhood parks and would only require a total of 4.9ha by 2070 to meet demand. A total 12.3ha of green space between Neighbourhood and Sports and Recreation parks is required to meet the demand for Taupiri by 2070, a possible 12.4ha has been identified.
Sports and Recreation Parks		
	UoW Scenario	Waikato 2070 Scenario
There is a total current provision of 3.0 ha of sports and recreation parks, which equates to 4.2ha/1,000 residents. This figure is consistent with the target level of	Taupiri is currently 1.2ha over provisioned for sports and recreation parks and would only require a total of 0.4ha by 2053 to meet demand.	Taupiri is currently 1.2ha over provisioned for sports and recreation parks and would only require a total of 7.4ha by 2070 to meet demand.

service guideline of 2.6ha/1,000 residents.	A total 1.3ha of green space between Neighbourhood, and Sports and Recreation parks is required to meet the demand for Taupiri by 2053, a possible 1.3ha has been identified.	A total 12.3ha of green space between Neighbourhood, and Sports and Recreation parks is required to meet the demand for Taupiri by 2070, a possible 12.4ha has been identified.
<b>Recreation and Ecological Linkages</b>		
There is a total current provision of 2.1 hectares, which equates to 3.0ha/1,000 residents. This figure is consistent with the recommended level of service guideline of 3.0ha/1,000 residents	<b>UoW Scenario</b>	<b>Waikato 2070 Scenario</b>
	Taupiri is currently 0.1ha over provisioned for ecological linkages and would require a total of 1.8ha by 2053 to meet demand. This is not necessarily something provided by Council directly as this is acquired through the consenting/subdivision process.	Taupiri is currently 0.1ha over provisioned for ecological linkages and would require a total of 9.9ha required by 2053 to meet demand.

Year	Taupiri									
	2023			2033		2043		2053		
Category	Current Parks (ha)	Land required (ha) - 2023	Surplus/Shortage (ha)	Land required (ha) - 2033	Surplus/Shortage (ha)	Land required (ha) - 2043	Surplus/Shortage (ha)	Land required (ha) - 2053	Surplus/Shortage (ha)	
Sports and Recreation	3	1.8	1.2	2.3	0.7	2.9	0.1	3.4	0.4	
Recreation and Ecological Linkages	2.1	2	0.1	2.7	0.6	3.3	1.2	3.9	1.8	
Neighbourhood	1.1	1	0.1	1.3	0.2	1.7	0.6	2	0.9	

Table 3: Park provisions – Taupiri (University of Waikato)

Year	Taupiri				
	2023			2070	
Category	Current Parks (ha)	Land required (ha) - 2023	Surplus/Shortage (ha)	Land required (ha) - 2053	Surplus/Shortage (ha)
Sports and Recreation	3	1.8	1.2	10.4	7.4
Recreation and Ecological Linkages	2.1	2	0.1	12	9.9
Neighbourhood	1.1	1	0.1	6	4.9

Table 4: Park provisions – Taupiri (Waikato 2070)

## 5.5 Identifying where potential sites of green spaces could go.

### Ngaaruawaahia

The Parks Strategy outlines that neighbourhood parks should aim to be within 500 metres of residential properties. Image 1 illustrates the 500m walking catchment of each park and reserve within Ngaaruawaahia, assisting in delineating what parts of our communities are within and outside of a walkable distance to a park.

Image 1 also shows that the centre and areas extending south of Ngaaruawaahia and parts to the north are within a walkable distance to at least one park. Conversely, it also shows that a portion of the community are not within a walkable distance to any parks. The under provisioned areas are primarily located within Waikato 2070 identified as a growth cells and would require green spaces to adequately service the intended future growth.

Table 5 summaries the approximate size and category of the identified parks, all parks will be subject to good design principals as outlined in section 5.1 of this report.

Possible Park Locations	Required green space in growth cell (ha)	Category
Starr 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

Table 5: Proposed Park provision – Ngaaruawaahia

### Taupiri

Image 2 below outlines the 500-metre catchment for the two green spaces in Taupiri which shows that generally, the bulk of built Taupiri is within a walkable distance to at least one park. Conversely it also shows a portion of Taupiri is not within a walkable distance. The under-provisioned areas are primarily located within Waikato 2070 residential growth cells. These areas require green space to adequately service the





intended future growth. To address the identified shortfall within Taupiri, green space areas have been proposed.

Table 6 summaries the approximate size and category of the identified parks, all parks will be subject to good design principals as outlined in section 5.1 of this report.

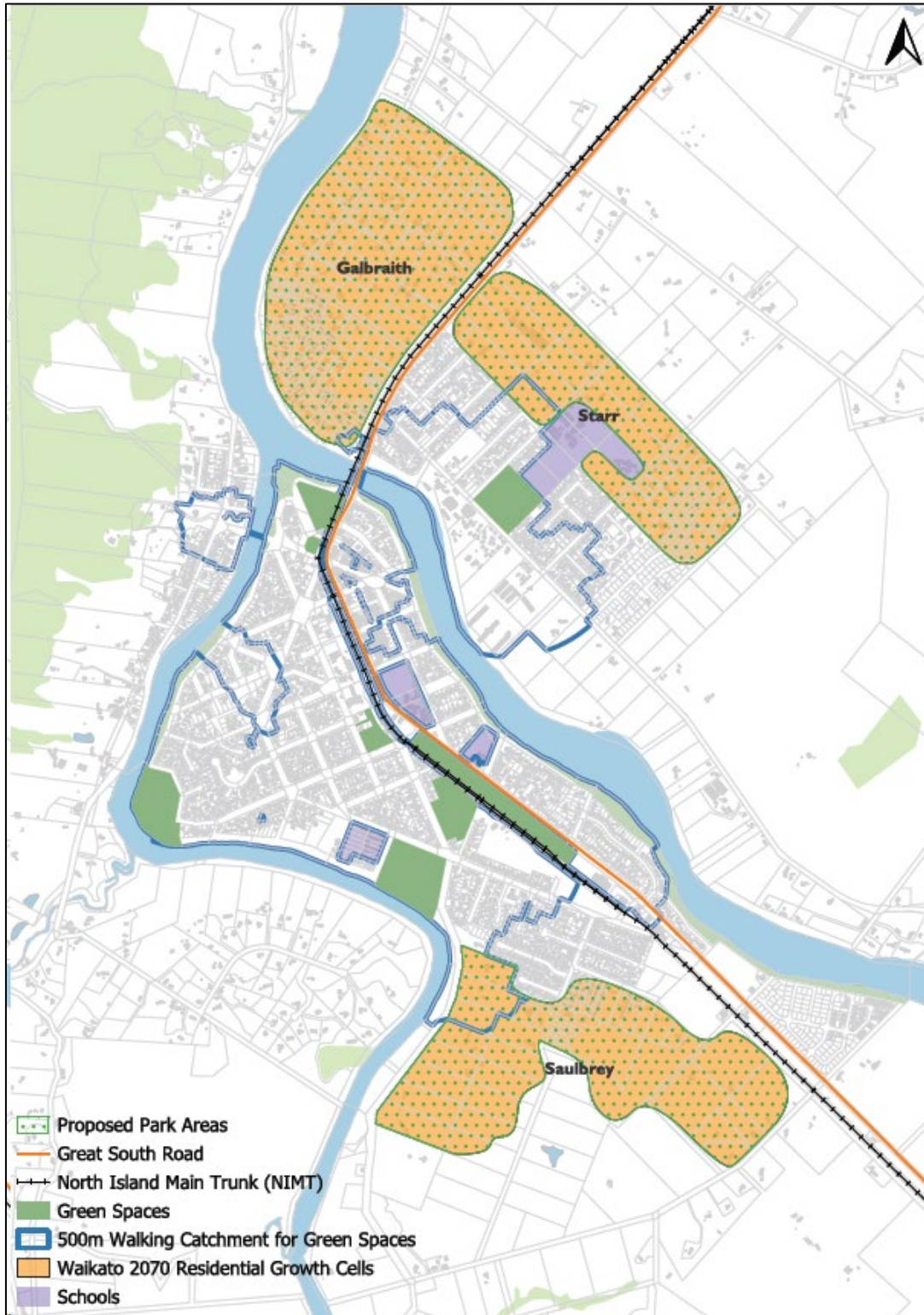


Figure 2: Walking Catchment and Proposed Park Areas - Ngaaruawaahia



University of Waikato Growth 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 Growth 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

Table 6: Proposed Park Provision – Taupiri

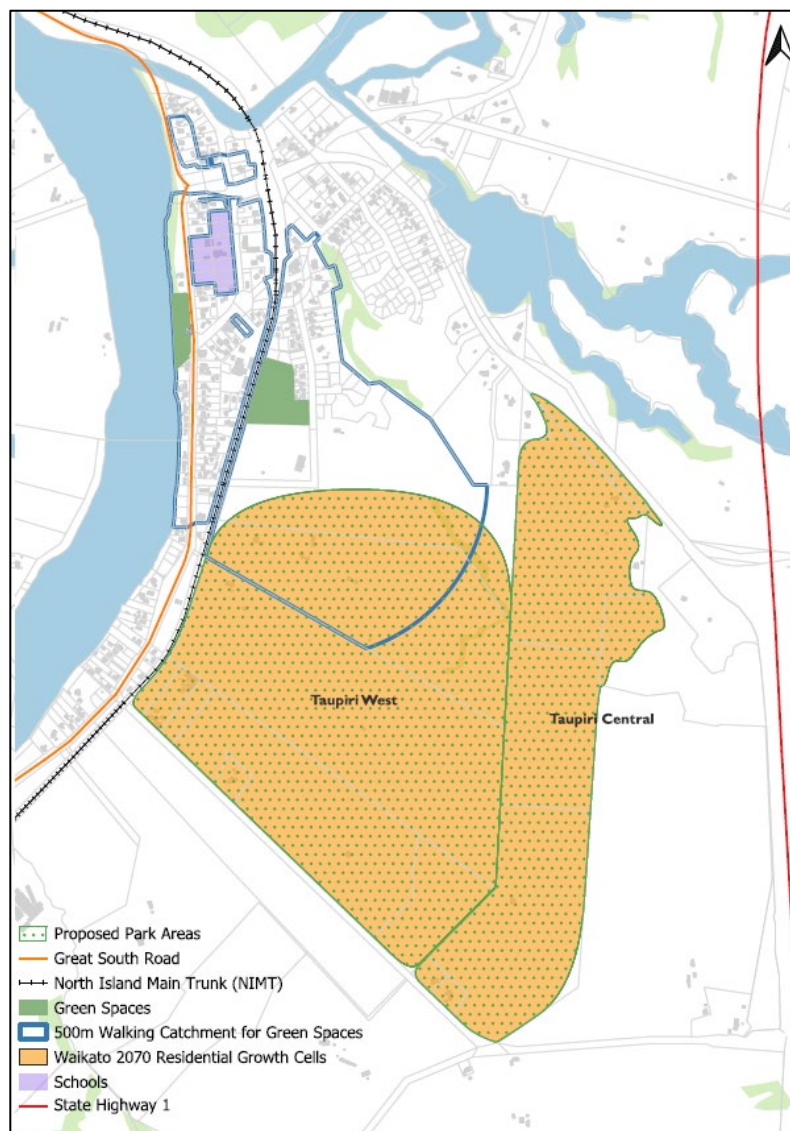


Figure 3: Walking Catchment and Proposed Park Areas – Taupiri

The specified ha approximation required for both Taupiri and Ngaaruawaahia represent what is needed to meet expected demand, the proportion of green space has been distributed to best align with the expected population growth in that specific area. The category of park, location, as well as the split of ha, if any, within the specified area is to be determined at a later stage with further investigations. The general timing of these parks will closely align with the timing of the growth cells as outline in Waikato 2070, or possibly brought forward through discussions with developers should they wish to develop earlier.

A Waikato 2070 parks scenario for Taupiri specifically has been proposed to address the large difference in the population projected suggested by the University of Waikato and Waikato 2070 over the coming years. This is due to University of Waikato relying on historic population data of Taupiri to project future populations, and for the most part Taupiri has seen little to no growth and has been projected to be relatively the same. However, Council is aware of the increasing scale of development interest in Taupiri and its population implication, this would be better aligned with the expected growth in Waikato 2070. In any case, the Waikato 2070 population scenario has been provided to illustrate the potential requirements of green spaces under higher growth scenario.

Something worth noting is that Waikato-Tainui is progressing with their Innovation hub at Hopuhopu and looks to include native nurseries, social housing, commercial/retail opportunities, and among that sports and recreational precinct which would include Sports and recreation and Neighbourhood parks. Although, this will not always be available to the public and only open at the discretion of Waikato-Tainui it is important to understand the role it plays in the wider study area.

For Recreational and Ecological Linkages, these are often vested to Council during the consenting process as Esplanade Reserve. Esplanade Reserves tend to follow water courses and gullies which limits the options to acquire them outside the consenting process depending on the landscape around the town.

**Note:** Closer to the time of development for park(s) within the Taupiri West area identified, engagement with Taupiri Marae is highly recommended to ensure that good planning outcomes are reached, and the privacy/public interface is adequately managed.












# 6. Community Facilities provision



The following section unpacks the current provision and future need for Community Facilities within the Ngaaruawaahia and Taupiri Structure Plan area.

## 6.1 Existing Stock of facilities within the study area

Throughout this portfolio we have a range of different facilities which support our communities. These facilities are broken down into the following categories:

Council Owned		
	Facility Type	Council Facilities
	Public toilets	The Point, Paterson Park changing rooms, Paterson Park Toilet, Centennial Park, Kia Toa Changing rooms, Jackson Street Cemetery, Jesmond Street Toilet, Brownlee Ave Exeloo, Bob Byrne Reserve Toilet
	Effluent Dump Stations	The Point
	Sports Facilities and Pavilions	The Point, Taupiri Netball Pavilion and Courts, Ngaaruawaahia Netball Courts
	Aquatic Facilities	Ngaaruawaahia swimming pool
	Community Managed Halls	Taupiri War Memorial Hall Taupiri Settlers Hall
	Council Managed Halls	Ngaaruawaahia War Memorial Hall
	Libraries	Ngaaruawaahia Library
	Arts and Heritage	The Old Flour Mill
Non-Council Owned		
	Facility Type	Facility
	Marae & Churches	C3 Church, Christ Church, Holy Trinity Anglican Church, St Paul's Catholic Club, Taupiri, The Church of Jesus Christ of Latter-Day Saints, Turangawaewae Marae, Ngaaruawaahia Community Church



	Clubs	<p>Ngaaruawaahia Bowling Club,  Ngaaruawaahia RSA, Ngaaruawaahia Rugby Club,  Ngaaruawaahia Rugby League Football Club,  Ngaaruawaahia Squash Racquets Club,  Ngaaruawaahia United AFC, Taupiri Bowling Club,  Taupiri Rugby Football Club,  Turangawaewae Rugby League Club</p>
	Community House	<p>Ngaaruawaahia Community House</p>





The distribution of these facilities is primarily in Ngaaruawaahia with a handful within Taupiri. Due to the age of the facilities, the number of community facilities in these townships are greatly reflective of historic population density. The distribution of facilities can be seen below.

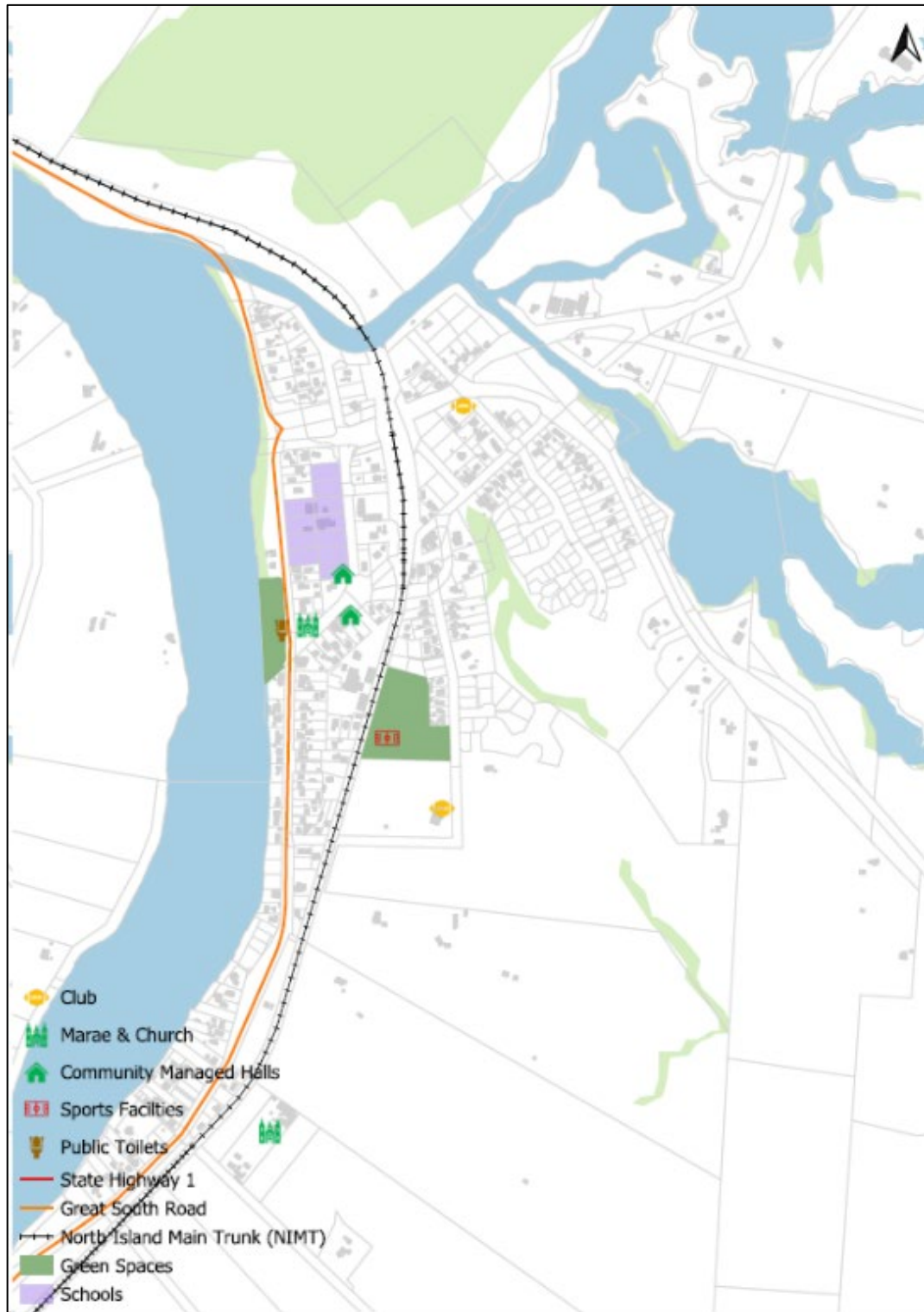


Figure 4: Taupiri community facilities distribution



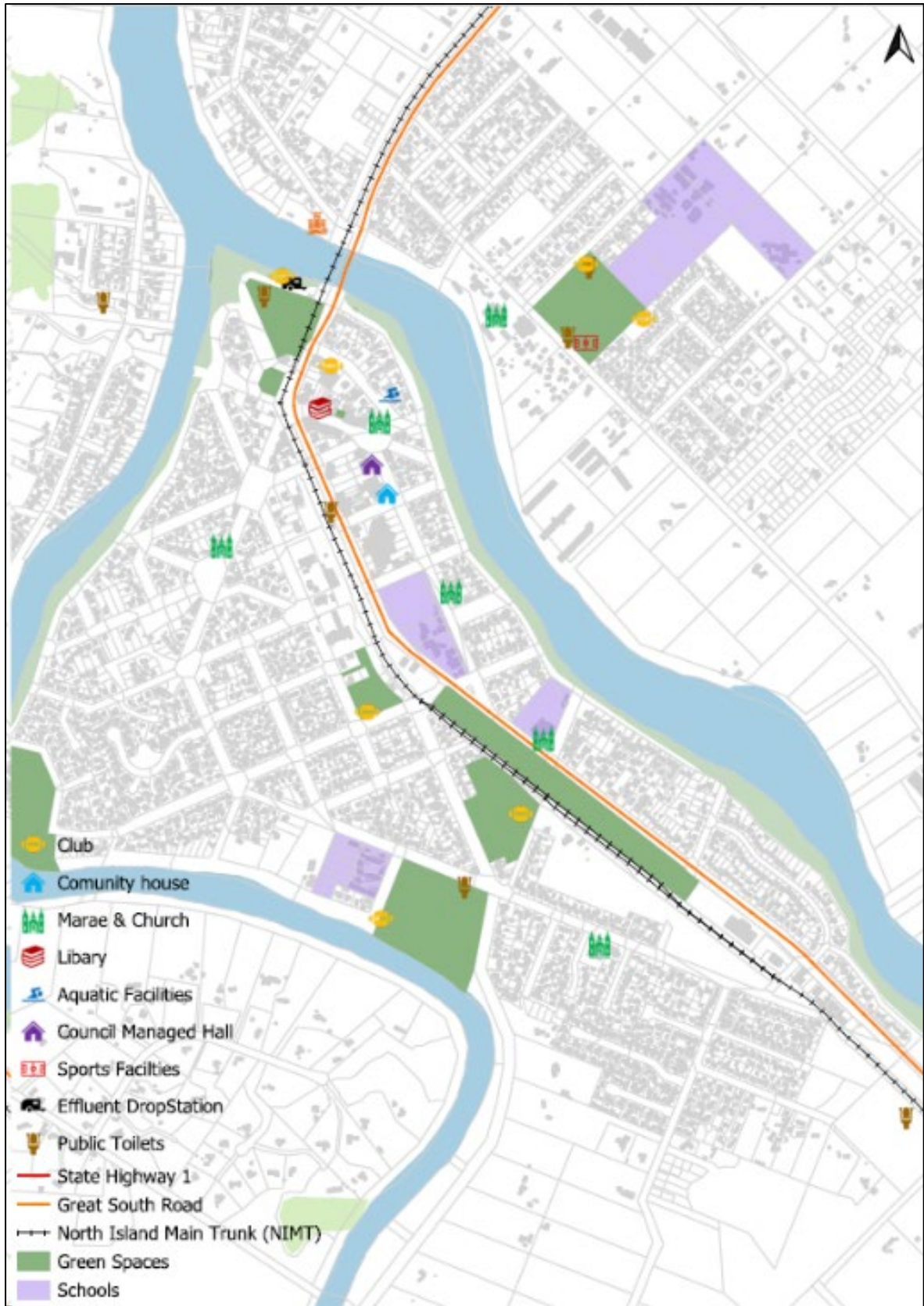


Figure 5: Ngaaruawaahia community facilities distribution



## 6.2 Planned works for community facilities in the current Long-Term Plan

Current Planned works include:

- **The rebuild of The Point and Kiingitangaa reserve toilets.**  
At the time of writing this report, a masterplan for the point and Kiingitangaa reserve is being developed and looks to provide enhanced place making and amenities as well as new toilet cubicles.
- **Refurbishment of the Ngaaruawaahia hall**  
This work includes general kitchenette upgrades.
- **New entrance to the Ngaaruawaahia Pools**  
This work looks to improve the manoeuvrability and safety of entering the Ngaaruawaahia Pools
- **Ngaaruawaahia Library Expansion**  
This work looks to improve the amenity and functionality of the Ngaaruawaahia Library, as well as expand the Ngaaruawaahia Library.

## 6.3 Opportunities for community facilities

Within both Ngaaruawaahia and Taupiri there are opportunities for additional community facilities outside the scope of planned works outlined in the above section, these are:

- Opportunity to consider the repurpose of the soldiers and settler's hall at 12 Te Putu Street, Taupiri into a more a more utilised community focused facility.
- Opportunity to consider the repurpose of the Plunket building at 31 Jesmond Street, Ngaaruawaahia 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, Ngaaruawaahia into a multifunctional community hub.

## 6.4 Condition assessment for community facilities.

Complementary to the above, at the time of writing this report there had been a condition survey that has been undertaken across Councils wider property portfolio to understand the condition and work required on our buildings prior to the Asset Management Plans and LTP being written. The overall condition of the community facilities in this area is moderate. This overall condition rating is taking all properties within the catchment not including The Point Toilets. The Point Toilets were excluded





from this as they are in Very Poor condition due to the fire that occurred earlier in 2023. The rebuild of these is being covered by insurance and is currently being planned.

Work needed to bring the facilities in this area up to standard will be decided and consulted on through the Long-Term Plan process with full details being provided through the Asset Management Plan. We are currently unable to provide details as there are still assessments on Seismic Safety, Asbestos, and Roof condition being carried out across the building portfolio.

## 7. Conclusion

The Parks and Open Spaces and Community Facilities Report unpacked the current provision and future needs for parks, open spaces and community facilities within the Ngaaruawaahia, Hopuhopu, and Taupiri structure plan area. From the assessment it is evident that there are some shortfalls in the provision of parks and open Spaces within Ngaaruawaahia and Taupiri, especially within select Waikato 2070 growth cells. Possible Park areas have been identified to address the shortfall with future locations still being under investigation, however the intent is to provide residents within a walkable distance to green spaces, this being one of the main objectives of Council's Park Strategy.

The counterpart, Community Facilities are vast in numbers across Ngaaruawaahia and Taupiri and sits relatively higher than most other towns in the district, the currently planned work for facilities is to maintain an adequate level of service for key facilities around Ngaaruawaahia, complementary to this there has also been identification of key sites that would be best suited to provide additional community services, should these opportunities be realised there would be great benefits to the overall wellbeing of the community.

