



WAIKATO DISTRICT COUNCIL CHARACTER STATEMENTS

NGAARUAWAAHIA TOWN CENTRE

2018

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CHARACTER STATEMENTS

1. NGAARUAWAAHIA TOWN CENTRE

1.1 Overview

Ngaaruawaahia is a small town located 20km to the north of Hamilton at the confluence of the Waipa and Waikato Rivers. The town is one of the oldest settlements in the Waikato Region and is home to Tuurangawaewae Marae and the Maaori King Movement. The landscape surrounding Ngaaruawaahia is dominated by the two rivers, the Hakarimata Range and nearby Taupiri Mountain. These have significant cultural value to the local iwi, Waikato Tainui and Maori generally.

The town is an important gateway and service centre for the area north of Hamilton and provides important community services for the outlying settlements of Taupiri, Horotiu, Te Kowhai and Glen Massey. Due to its favourable location, Ngāruawāhia has seen renewed development interest from a residential and business point of view during recent years.

The town centre is characterised by:

- The Waipa Hotel and 'Grant Chamber's Heritage Building' (formerly the Post Office) providing a gateway and bookend to the town centre at the corner of Jesmond Street and Great South Wai Road
- A wide, central main street (Jesmond Street) with a planted central median, raised pedestrian crossings, and wide footpaths
- Commercial / retail development along Great South Road screened from the railway and industrial development through a planted green corridor
- Small scale (one to two level, narrow frontages) buildings along Jesmond Street, built up to the front boundary with active frontages and verandahs
- A general openness, in particular views and vistas towards the Hakarimata Range to the west
- Angled on-street parking along Jesmond Street and parallel parking along Great South Road.

In 2017, a Structure Plan was prepared for Ngāruawāhia, Hopuhopu, Taupiri, Horotiu, Te Kowhai and Glen Massey. The Structure Plan is a non-statutory document seeking to guide development of these towns over the next 30 years (by informing District Plan provisions and guiding the Long Term Plan). The Structure Plan outlines key issues, opportunities and key moves for the town centre of Ngāruawāhia. This statement captures those key moves and expresses them as the key outcomes and guidelines described below.



Waipa Hotel (Heritage Building), Grant Chamber's Heritage Building (formerly the Post Office) and the railway line



Jesmond Street and Hakarimata Ranges



Te Awa River Ride

1.2 Outcomes Sought

Expanding upon those key outcomes identified within the Ngāruawāhia Structure Plan, the following specific outcomes are sought for Ngāruawāhia's town centre (Business Town Centre Zone):

- Maintain wide open streets
- Encourage new development that is sympathetic to the existing main street built form (height, scale, form), the surrounding rural context and cultural heritage
- Better connect local attractors and destinations
- Continue to recognise and promote Ngāruawāhia as a cultural destination – a town with significant cultural and heritage value set within a beautiful natural setting (the Waikato River is identified as a significant landscape and the Hakarimata Range identified as an outstanding natural feature in the Waikato District Plan as well as having cultural significance).
- Encourage the preservation and promotion of Māori heritage



Figure 1. Ngāruawāhia town centre - photograph of Jesmond Street showing key built form outcomes to be incorporated as part of future development within the town centre: (1) consistent verandah line / continuous verandah coverage; (2) Open / transparent and active facades; (3) buildings built out to the edge of the footpath.

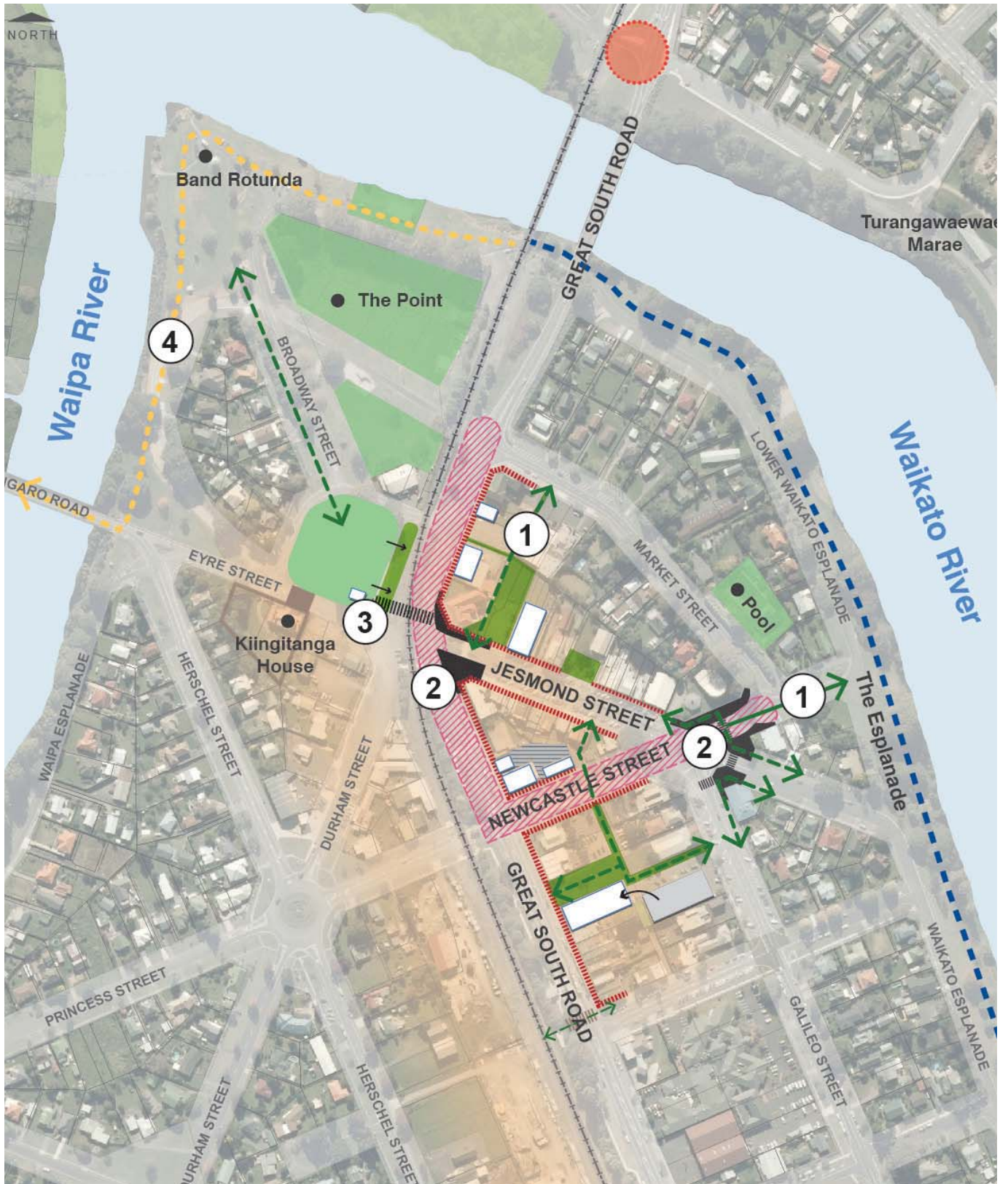
1.3 Guidelines

The following guidelines seek to assist in supporting the key outcomes for Ngāruawāhia's town centre:

- Continue to focus retailing activities along Jesmond Street and Great South Road (between Market Street and Newcastle Street) and line these streets with a continuous retailing activity.
- Extend commercial / retail activities along Newcastle Street – better connecting Great South Road and Jesmond Street
- Design new development along these main retail streets to:
 - Be small in scale (one to two storeys with narrow frontages)
 - Contain active frontages / transparent facades at ground level
 - Contain buildings generally built out to the street boundary
 - Provide clearly visible, conveniently located main building entries
 - Provide footpaths sheltered by verandahs
- Protect and respect existing heritage buildings through development of sympathetic built form (roof style, proportions, materials)
- Locate parking, loading and storage at the rear of buildings and, wherever practical, provide vehicle access by a side street or rear lane – to avoid breaks in the continuous retail frontage
- Design signage to be compatible with the historic scale and sense of place – enhancing the amenity of the town centre.

Specific guidelines in relation to Ngaaruawaahia town centre key design moves are detailed below (refer Figure 1 below plan for number references):

1. Connections: provide opportunity for improved pedestrian / cycle linkages between Jesmond and Market Streets – better connecting local attractions such as the Ngaaruawaahia Swimming Pool and the Te Awa River Ride with the town centre
2. Streetscape Upgrades: upgrade the pedestrian environment / streetscape along Great South Road and Newcastle Street through potential carriageway narrowing, raised pedestrian crossings and landscape treatment. These improvements should seek to soften the barrier created by Great South Road / the railway and create stronger linkages to the river and the Te Awa River Ride
3. Open Space: extend existing park space and better connect the amenities on the western side of the railway / Great South Road to the town centre through provision of a pedestrian crossing to Jesmond Street
4. Recreation / Cultural Connection: investigate a potential future walking / cycling connection linking the Te Awa Cyclway with cultural and recreational attractors to the west (including The Point and the Hakarimata trails)
5. Overall Area: Work with mana whenua to identify and determine sites of cultural significance and opportunities to celebrate / showcase Maaori culture through the design of built form, streetscape and public open space.
















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|  | Area of Intensification |  | Active Frontage |  | New Buildings |
|  | Rivers & Streams |  | Enhanced Pedestrian Links |  | Town Centre Gateway |
|  | Existing Reserves |  | Streetscape Improvement |  | Te Awa River Ride |
|  | Potential Open Space |  | Crossing Improvement |  | Pedestrian/Cycleway |
| | | | |  | Carriageway Narrowing/
Pedestrian Upgrades |

Figure 2. Ngaruawahia Town Centre concept plan and key moves