



WAIKATO DISTRICT COUNCIL CHARACTER STATEMENTS

HUNTLY TOWN CENTRE

2018

Beca 2017 (unless Beca has expressly agreed otherwise with the Client in writing).

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CHARACTER STATEMENTS

1. HUNTLY TOWN CENTRE

1.1 Overview

Originally known as Rāhui Pōkeka, Huntly was settled by migrants in the 1850s. Huntly is a moderate sized town located on State Highway 1, 95km south of Auckland and 32km north of Hamilton. It's situated on the North Island Main Trunk railway and is located on the eastern banks of the Waikato River and home to a number of attractive lakes, parks, playgrounds and reserves. The Huntly section of the Waikato Expressway is due for completion in 2020 and once complete, this bypass will move heavy truck and transport outside of the town's boundary providing opportunity to increase local amenity. Huntly is home to New Zealand's largest thermal power station, The Huntly Power Station, which is the country's largest producer of Coal. With coal mining dating back to the 1860's, mining has long provided valuable employment and economic opportunities in and around the Huntly area. The town centre is characterised by:

- A linear form, with development extending along the eastern edge of the Waikato River, west of State Highway 1 and the railway – along Main Street.
- A level change as Main Street dips beneath the railway line at its southern end
- Wide, paved footpaths and raised pedestrian crossings framed by low level landscaping
- A connection between Main Street and the river – connected by a central park / plaza space
- Small scale (one to two level, narrow frontages) buildings along Main Street, built up to the front boundary with active frontages and suspended verandahs
- A mixture of parallel and angled on-street parking along Main Street.

1.2 Outcomes Sought

The following specific outcomes are sought for Huntly's town centre (Business Town Centre Zone):

- Encourage new development that is sympathetic to the existing main street built form (height, scale, form) and surrounding context
- Better integrate new development with its surroundings – particularly the Waikato River, where possible



Main Street, Huntly



Waikato River, to the west of the Huntly Town Centre

1.3 Guidelines

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

- Focus retailing activities along Main Street.
- Design new development along Main Street to to:
 - Appear small in scale (one to two storeys) with narrow frontages and clear vertical differentiation between buildings
 - Contain active frontages / transparent facades at ground level
 - Contain buildings generally built out to the street boundary
 - Provide footpaths sheltered by (predominantly) suspended verandahs
 - Provide above verandah parapets with symmetrical detailing and window placement
- Protect and respect existing heritage buildings through development of sympathetic built form
- 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 in line with the compatible with the historic scale and sense of place – enhancing the amenity of the town centre
- Continue to provide opportunities to connect Main Street with the Waikato River and explore opportunities to extend the riverside walkway in the vicinity of the town centre – with opportunities for new businesses to front rather than back on to the river
- Further enliven Garden Place through encouraging businesses to activate this public space - with transparent facades, and opportunities for outdoor dining and entertainment
- Work with mana whenua to identify and determine sites of cultural significance and opportunities to celebrate / showcase Maori culture through the design of built form, streetscape and public open space.



Figure 1. Huntly Town Centre - photograph of Main Street showing key built form outcomes to be incorporated as part of future development within the town centre: (1) consistent verandah line (suspended verandahs); (2) clear vertical differentiation between buildings; (3) large, open, active façades; (4) consistent above verandah parapets with symmetrical detailing and window placement.



Garden Place, looking west towards the Waikato River.



Garden Place, looking east towards Main Street.

