



# WAIKATO DISTRICT COUNCIL CHARACTER STATEMENTS

TUAKAU TOWN CENTRE

2018

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

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# 1. TUAKAU TOWN CENTRE

## 1.1 Overview

Tuakau, a small but rapidly growing town located to the north of the Waikato River, west of State Highway 1, was originally established as a trading centre, and is now a busy provincial town centre which services the surrounding villages of Port Waikato, Onewhero and Pukekawa. The town centre is currently arranged in a linear manner along the northern end of George Street between the town hall in the south and railway line in the north. St Stephens Ave, Liverpool Street, West Street, Madill Street, Jellicoe Ave and Central Park also form part of the overall town centre area, supporting and providing opportunity for growth around the main street. The town centre is typical of provisional Waikato townships, characterised by:

- One to two level buildings along George Street, built up to the front boundary with active frontages
- Verandahs along George Street
- Flat or low pitched roofs
- Wide open streets, with wide paved pedestrian footpaths and opportunities for dining along George Street
- A general openness, including views and vistas to the surrounding environment
- On-street parking along the main street, and parking to the rear of buildings.

In 2014, a Structure Plan was prepared for Tuakau, including a number of the key moves identified to guide future growth within the town centre. This statement captures those key moves and expresses them as the key outcomes and guidelines described below.

## 1.2 Outcomes Sought

In addition to those key outcomes outlined within the Town Centre Urban Design Guidelines, the following specific outcomes are sought for Tuakau's town centre (Business Town Centre Zone):

- Maintain wide open streets, with wide pedestrian footpaths and opportunities for dining along George Street
- Encourage new development that is sympathetic to the existing main street built form and surrounding context, including built form height and form, and provision of verandahs along George Street.
- Promote Tuakau as a destination in its own right, with attractive gateways, and a focal point for business and community services, including development of Central Park as a focal public space.
- Provide opportunity for an appropriately located and designed supermarket providing for the local population.

### 1.3 Guidelines

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

- Provide consistent setbacks and active frontages along George Street (to the front boundary), St Stephens Ave, Liverpool Street, West Street, Madill Street, Jellicoe Ave and overlooking public open space (Central Park) with parking to the rear of buildings. This will result in consistent built form outcomes, contributing to built form amenity outcomes and encouraging greater pedestrian movement along secondary streets
- Maintain a maximum two storey frontage along George Street to assist in retaining the existing heritage character, with taller walk-up buildings located in the perimeter blocks to cater for apartment and town houses in close proximity to the centre.
- Provide active frontages and verandah cover at the ground floor along George Street.
- Provide active frontages along Liverpool Street, West Street, St Stephens Ave, Jellicoe Ave and Madill Road, and overlooking public open spaces (e.g. Central Park).
- Provide opportunity for a well-designed supermarket to be centrally located and in close proximity to public transport and key movement networks
- 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. Tuakau town centre – photograph of George Street showing key built form outcomes to be incorporated as part of future development within the town centre: (1) consistent verandah line; (2) clear vertical differentiation between buildings; (3) individual building form broken up by consistent vertical forms; (4) large, open active facades; (5) consistent above verandah parapets, for both single and double storey buildings.



Figure 2. Tuakau Town Centre Key Moves Concept Diagram

Specific guidelines in relation to Tuakau town centre key design moves (refer Figure 2 above for plan references):

1. Gateways: Use signage, landscaping, streetscaping and built form to signify gateways and the entrance in to Tuakau.
2. Future Transit: Create a public transportation hub in close vicinity of the existing train station and town centre – co-located with an area of public open space to ground this area as a key destination.
3. Central Park: Design Central Park as a focal point within the town centre – a multi-use space that reflects the culture and demographic of the town.
4. Mixed Use Development: Promote mixed-use development within currently under developed areas of Tuakau (i.e. West Street and St Stephens Street).
5. Passenger Train Station: The historic train station provides an opportunity to integrate with both the town centre and the Palms Shopping Centre – encouraging east west pedestrian flows through the town.
6. Potential redevelopment / improvement site: for ambulance station, fire station training facilities and residential housing.
7. New Public Open Spaces: located along key desire lines, public open spaces designed to reflect local character and identity will enhance amenity values as the centre grows, and provide opportunities for residents and visitors to enjoy free time within the town centre.