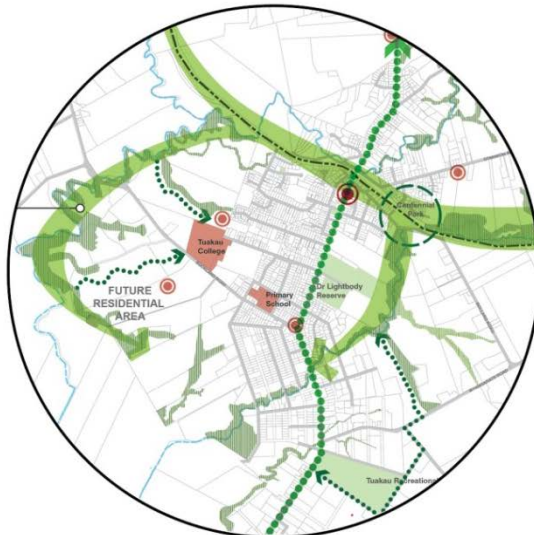


Tuakau Structure Plan

“Every city has to have a design; a city without a design doesn’t know where it’s going; doesn’t know how to grow.”

Jaime Lerner (2009 Brazilian urbanist and ex Curitiba Mayor)



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I. Introduction

The Tuakau Structure Plan¹ is a guide to the development of the town of Tuakau over the next 30 years to 2045. The plan has been prepared by Waikato District Council working with local iwi, residents and key stakeholders.

Importantly, the plan reflects the vision of the local community for Tuakau to maintain its individual identity and character and continue to thrive as a vibrant town while absorbing the expected growth in population and development over the next 30 years.

The structure plan is a non-statutory document that will be given effect to by Waikato District Council in two ways. Firstly, it will inform a plan change to the Waikato District Plan to incorporate appropriate rezoning and development controls to enable the future growth and development of Tuakau. Secondly, the plan and proposed staging of development will be used to guide the council's Long Term Plan and strategic planning of infrastructure and service delivery of projects in the town over the next 30 years.

I.1 Purpose of the Tuakau Structure Plan

The Tuakau Structure Plan provides a strategic and spatial framework for future land uses, open space, transport and utility networks in Tuakau over the next 30 years. The plan is a guide to the staging of development and the integrated provision of transport networks, water supply, wastewater and stormwater disposal, open space, other utility networks, community facilities and the funding of development.

Key benefits of the Tuakau Structure Plan

- Incorporation of community values and aspirations for the future development of Tuakau;
- Setting of agreed development standards;
- Guidance to landowners and the council regarding the layout and form of future development of the town;
- Coordination and staging of infrastructure funding and development;
- Reduction of land use conflict;
- Better monitoring and timely release of land supply for urban development; and,
- More efficient assessment and approval of subdivision and land use consents.

¹ The Structure Plan is a report and plan together with supporting technical documents and maps

2. Background on Tuakau

Tuakau is a small rural service town strategically located in the North Waikato immediately north of the Waikato River and approximately four kilometres south of Auckland's southern territorial boundary. Tuakau is also situated only nine kilometres south east of Pukekohe, which is by far the largest town between Hamilton and Papakura in south Auckland (see Figure 1).

Figure 1. Sub-regional Context

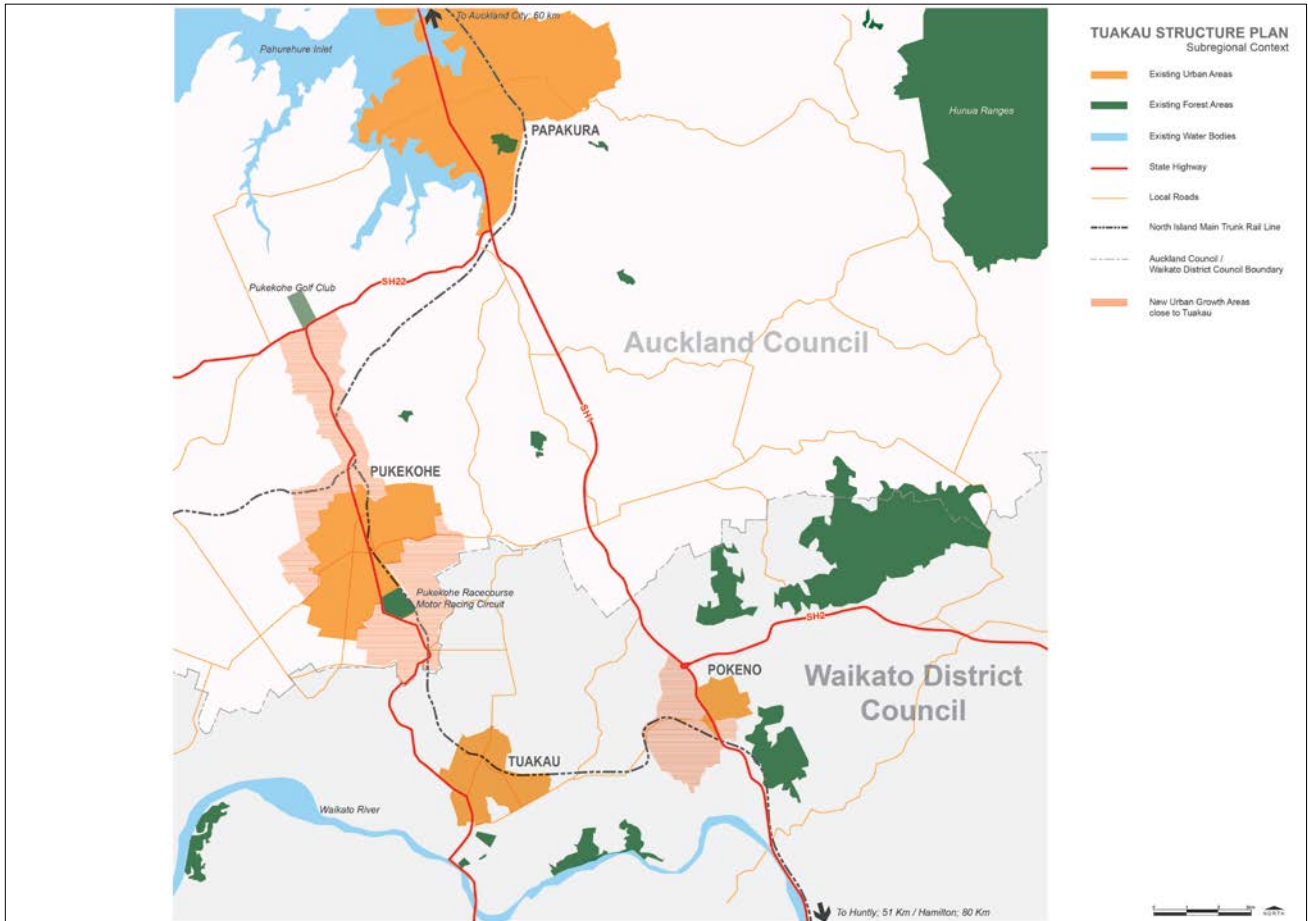
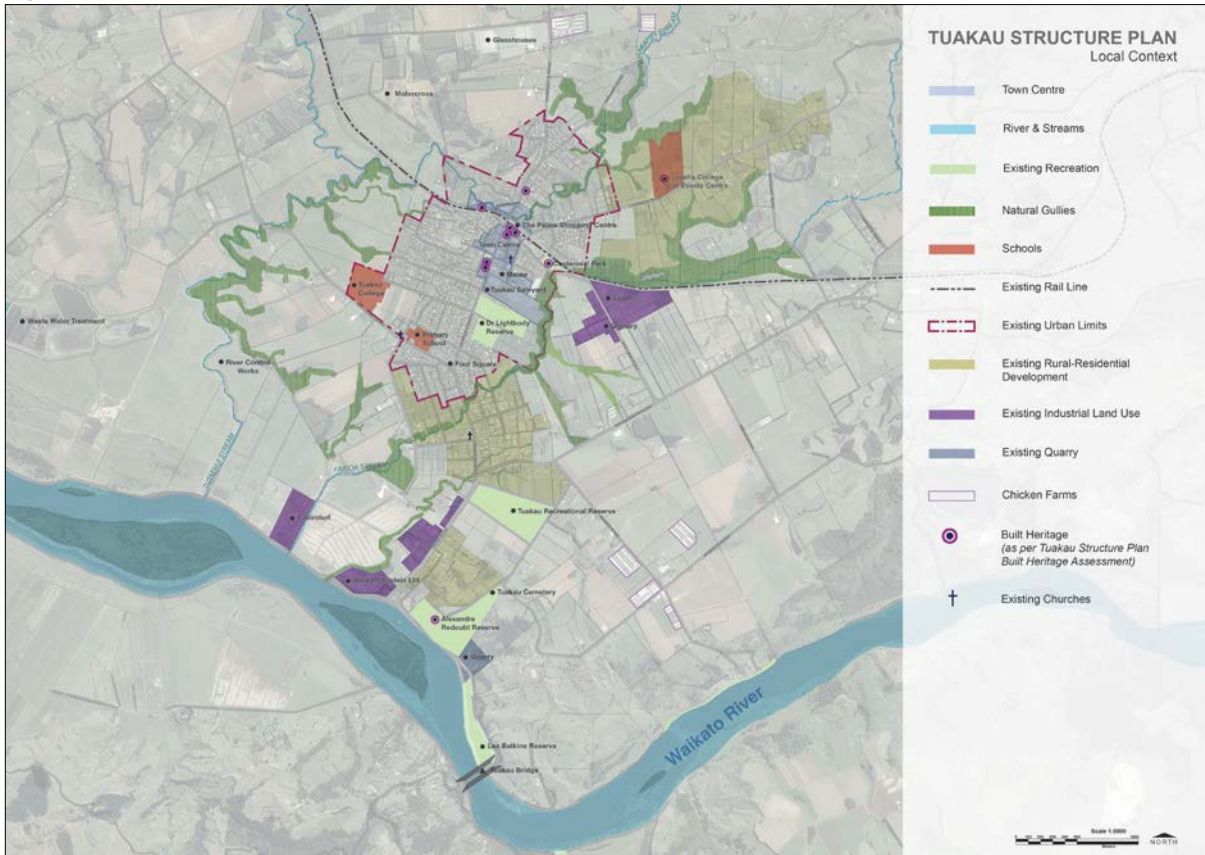


Figure 2. Local Context



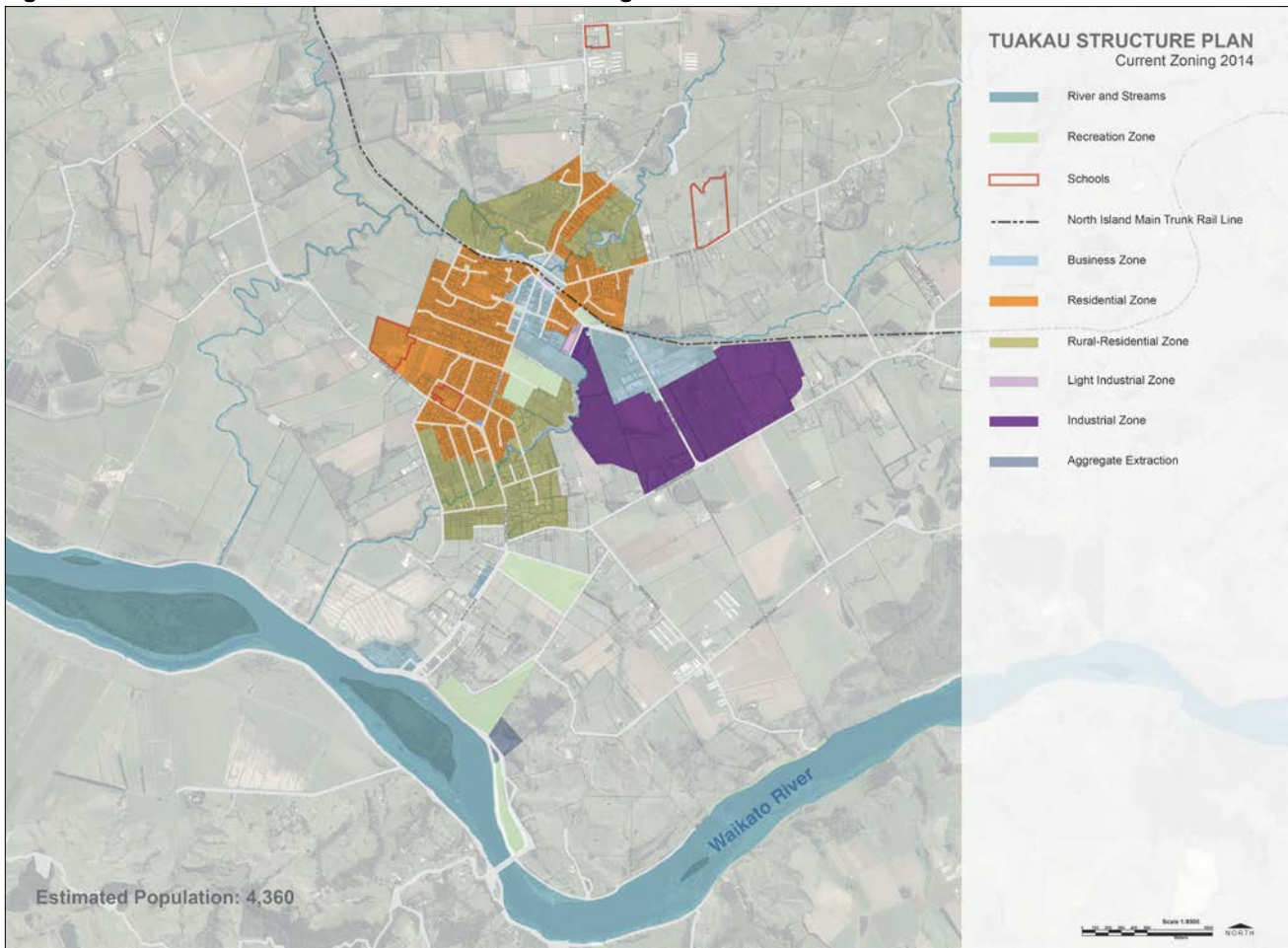
Tuakau (see Figure 2) has the distinction of being the fastest growing town in the Waikato District, with a 2013 census population of approximately 4,162 people in the town and 5,624 people² in the wider Tuakau catchment. Population growth over the last 10 years has been considerably more than was anticipated in 2007 by the then Franklin District Council, which expected that the current population would only be reached in 2021³.

Surprisingly, all the new residential development that has occurred in the town during the last 10 years has only taken place as infill development within existing residential and rural residential zoned land. Despite the Franklin Growth Strategy envisaging that there would be a staged rezoning of additional land to accommodate population growth, the only rezoning that has occurred has been to add the Whangarata industrial area east of Bollard Road (see Figure 3).

² Property Economics Tuakau Assessment Report (2014)

³ Franklin District Growth Strategy(2008)

Figure 3. Current Waikato District Plan Land Use Zoning



2.1 Changes in the Wider Area that affect Tuakau

The Auckland Plan was released in 2012 with the clear vision for accommodating a further one million people. While the focus of the plan is to maintain a compact city, it recognises that greenfield development will play a large role in providing for growth in the south. The plan proposes a number of new greenfield areas of development including a major new area of development focused on Pukekohe, which it foresees as doubling in population to approximately 50,000 people by 2042.

In 2013 Auckland Council and central government committed to fast tracking the release of special housing areas at Wesley College, Paerata and Belmont near Pukekohe. At the same time the Franklin Local Board began to progress the new Pukekohe Area Plan.

Alongside these proposals, the development of newly zoned housing and industrial areas at Pokeno began to exceed levels anticipated by the 2010 approved Pokeno Structure Plan.

It is expected therefore, that there is likely to be additional long term population pressure on Tuakau because of its close proximity and accessibility to South Auckland and that it's an existing small town offering a good level of amenity with existing schools, community and recreation facilities together with affordable housing and industrial land.

3. The Planning Process – Preparing the Tuakau Structure Plan

3.1 Three Main Contributions to the Tuakau Structure Plan

Three major contributions or inputs have been used to inform the preparation of the Tuakau Structure Plan.

- **Background Information Assessment** - The first source of information is from previous planning and studies including the most recent Tuakau and Districts Community Plan (2012);
- **Vision of the Community** - The second and central contribution draws from engaging with the local community to learn of their issues and include their expectations and preferences for the development of the town; and,
- **Specialist Consultants** - The third source of information comes from the findings of a number of consultants commissioned by Waikato District Council to provide expert assessments in a number of specialist topics.

Of the three inputs the 'Vision of the Community' is the most vital in ensuring that the structure plan reflects the identity and character of the town and its community.

Preliminary Assessment of Background Information

Key issues identified included:

Key Issues

- Enable industrial development in the Whangarata industrial area;
- Upgrade and expand the town's water and sewage services;
- Plan for a better connected road network;
- The importance of the parks and reserves to the residents of the town and wider area and the need to plan for an integrated and well connected system of trails, reserves and public open spaces;
- Provide for a better quality of built residential environment;
- Recognise and incorporate the significant heritage value of parts of the town;
- Re-connect the town with the Waikato River; and,
- Safeguard good quality agricultural land from inappropriate subdivision and residential development.

The key opportunities and constraints identified in the preliminary assessment stage are bulleted below and mapped in the following Figures 4 to 11:

Opportunities

- Tuakau's population is growing ;
- There is space for growth;
- Proximity to the Waikato River;
- Railway line through the town;
- Grow town around the centre to ensure good access;
- Tuakau is good small town lifestyle;
- Good level of community and educational facilities;
- Industry provides employment;
- Space for industrial development;
- Good town centre layout easy to develop; and
- Saleyards bring visitors to town.

Constraints

- Large areas of floodable land near the Waikato River;
- Areas of steep topography and incised stream gullies in and around the town;
- The long cul-de-sac nature of most of the town's internal roads;
- The smell and noise sensitivity of some of the industries and business activities in the town;
- The poor quality of some of the residential development in the town;
- The loss of connection between the town and the river; and
- A wish to move the stock animal saleyards out of the town centre area.

Key Opportunities and Constraints

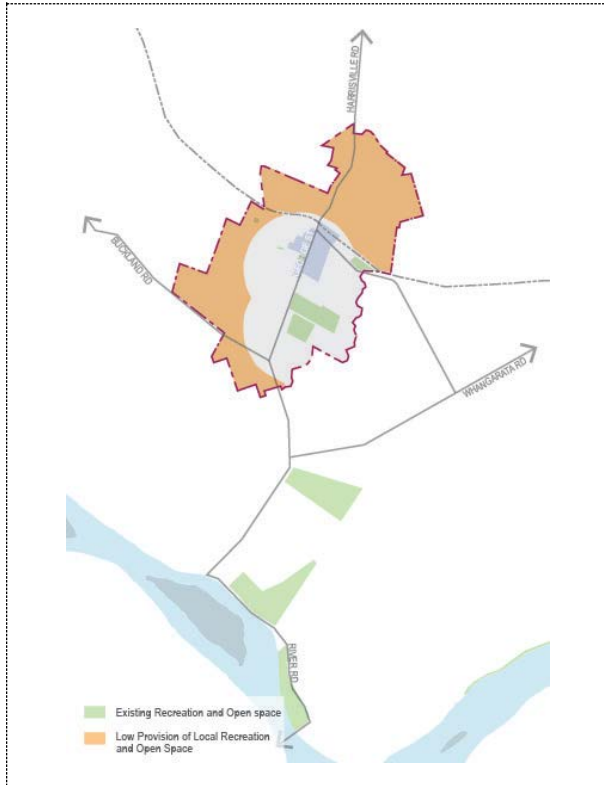


Figure 4. Key issues and opportunities – Open space

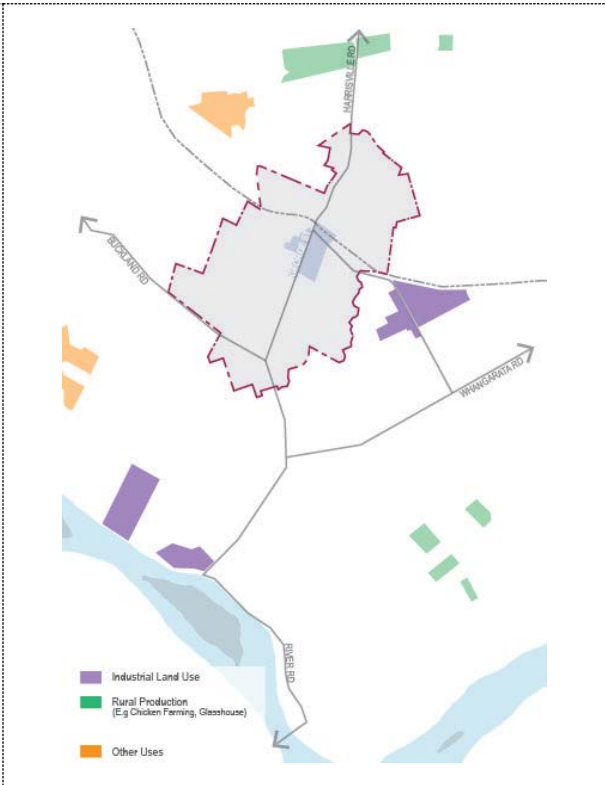


Figure 5. Key issues and opportunities – Land use sensitivity

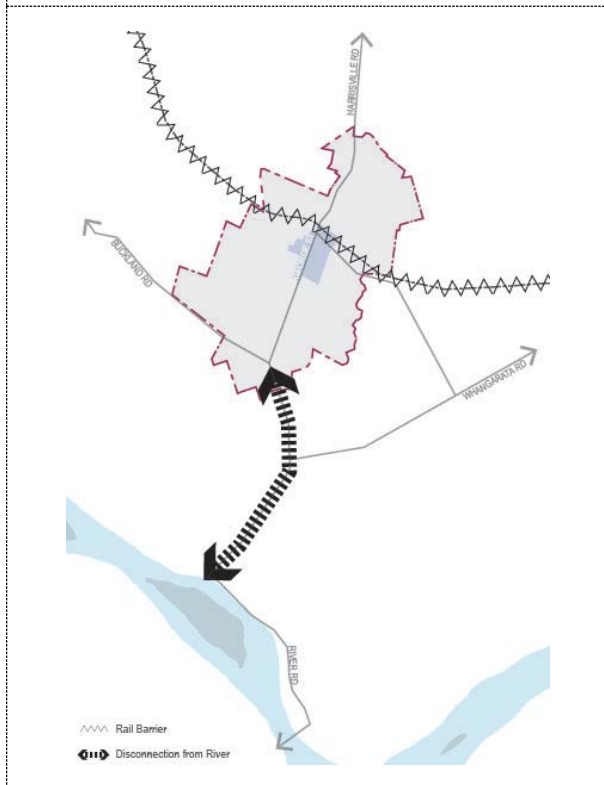


Figure 6. Key issues and opportunities – Barriers and disconnects

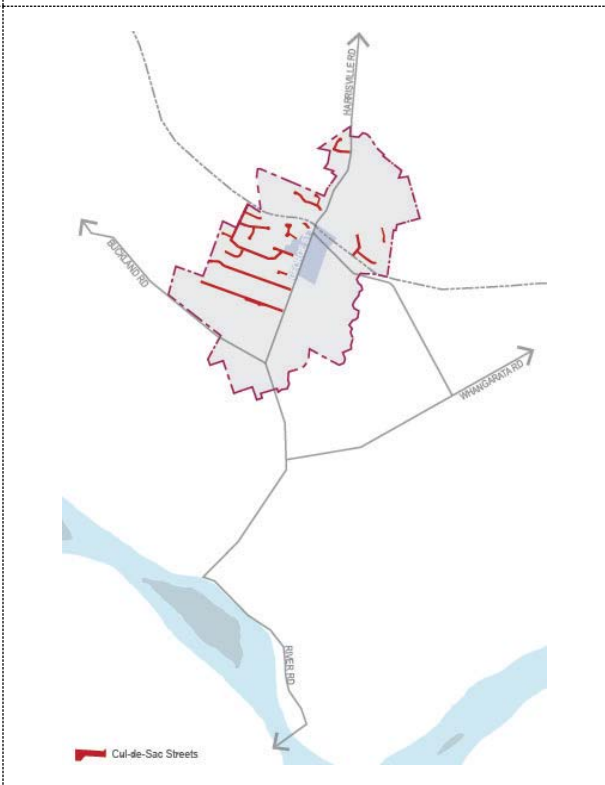


Figure 7. Key issues and opportunities – Lack of connectivity

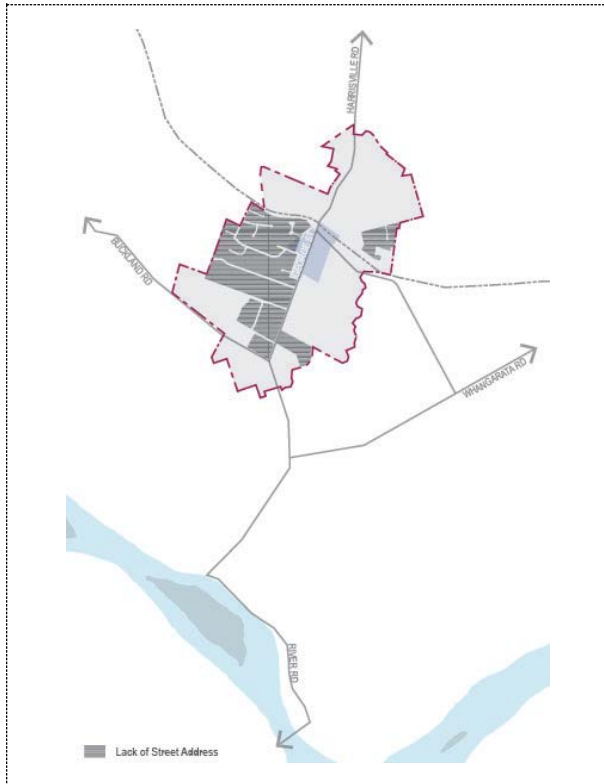


Figure 8. Key issues and opportunities – Lack of 'street address'

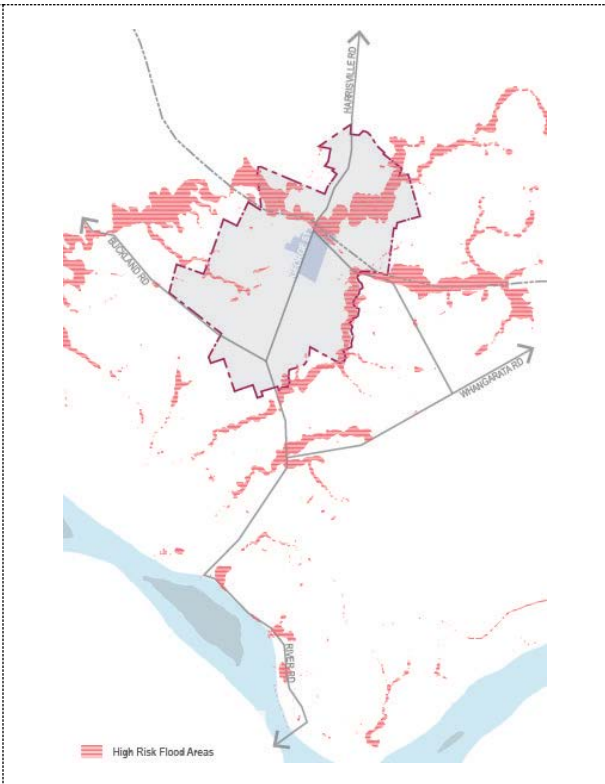


Figure 9. Key issues and opportunities – Flood risk

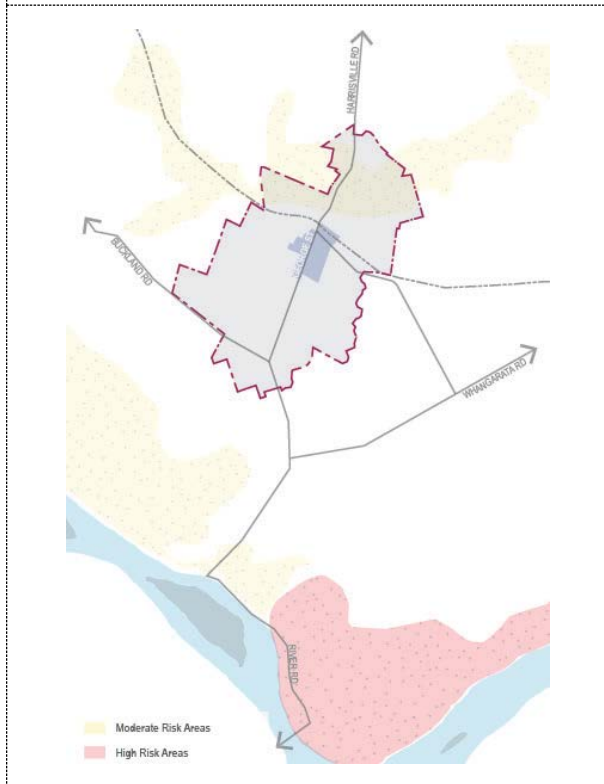


Figure 10. Key issues and opportunities – Geotechnical risk

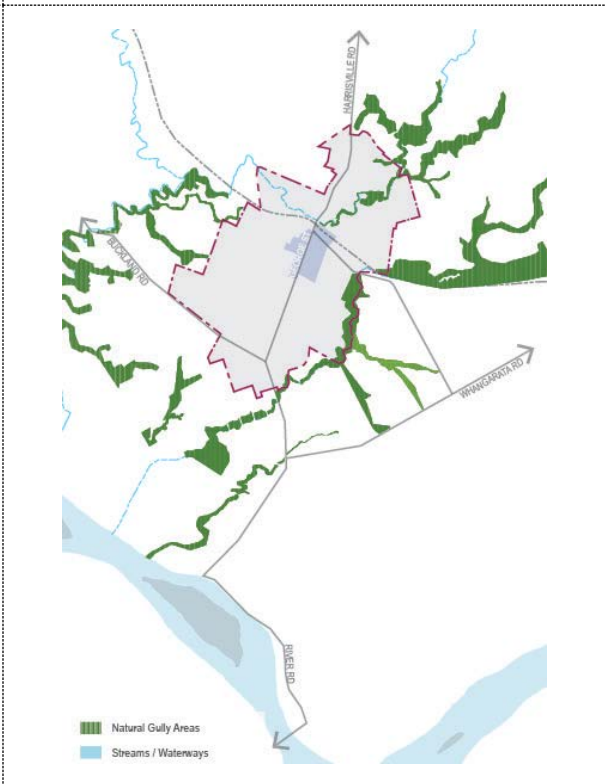


Figure 11. Key issues and opportunities – Natural features

3.2 Compiling the Development Vision for Tuakau

The development vision for Tuakau has been pieced together through an iterative process of consultation by the council planning team to engage the local Tuakau community, iwi and key stakeholders in the structure plan preparation process.

The Tuakau and Districts Community Plan

The preparation of the structure plan has built on the findings of the local community's **Tuakau and Districts Community Plan**⁴ compiled in 2012. The Community Plan expresses the local community's vision for Tuakau. While many elements of this community vision relate to community activities that are beyond the scope of the structure plan, some aspects are relevant and have helped inform the preparation of the structure plan.

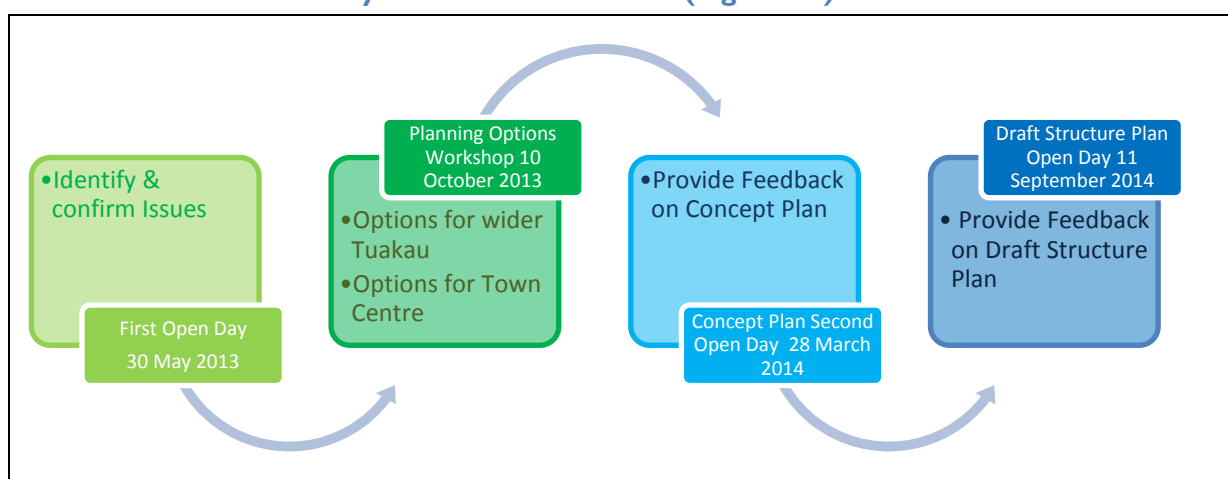
These elements are:

- Upgrade and reinstate the railway platform/station;
- Truck bypass using Whangarata Road;
- Traffic accessibility – ring road, parking;
- Pedestrian accessibility – road crossings;
- Design guidelines for development;
- Rezoning;
- Protect heritage and culture; and
- Best use of recreation and link walkways and cycleways.

Community Engagement in Preparing the Structure Plan (refer to Figure 12)

The process of consulting and engaging with the local community, iwi and key stakeholders took place during 2013 and 2014 through a sequence of meetings, interviews, planning events including open days, and a planning options workshop. This engagement enabled an identification and confirmation of issues followed by an exploration of development options and finally the preparation of a preferred concept plan for the future development of the town in early 2014.

The Iterative Community Consultation Process (Figure 12)

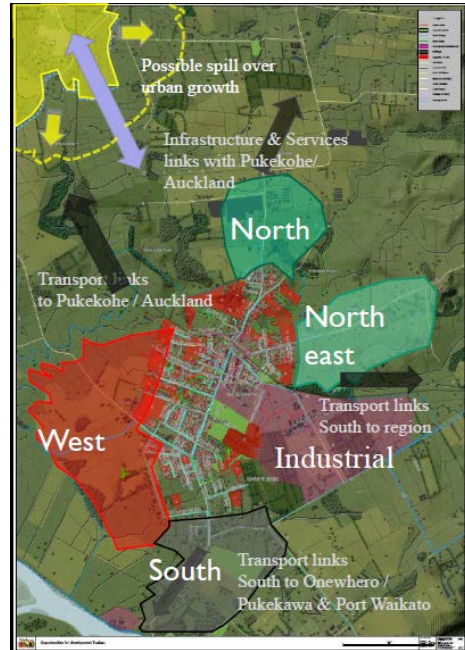
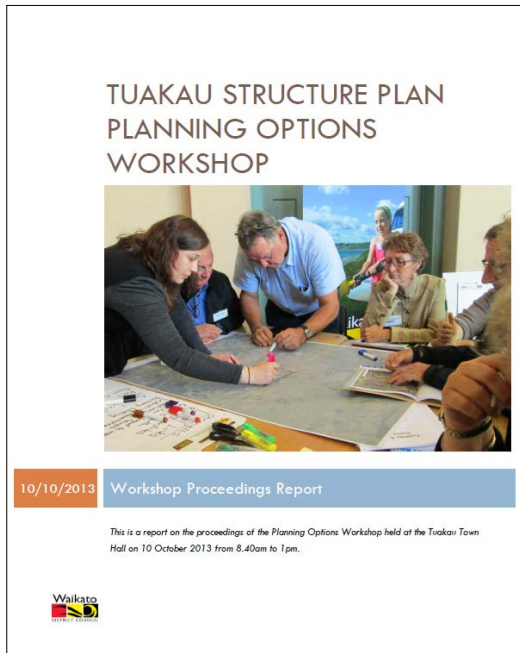


⁴ The local community that helped prepare 'Tuakau and Districts Community Plan(2012)' covered the wider area of Tuakau, Onewhero and Port Waikato.

3.3 Options for Development and Concept Proposals

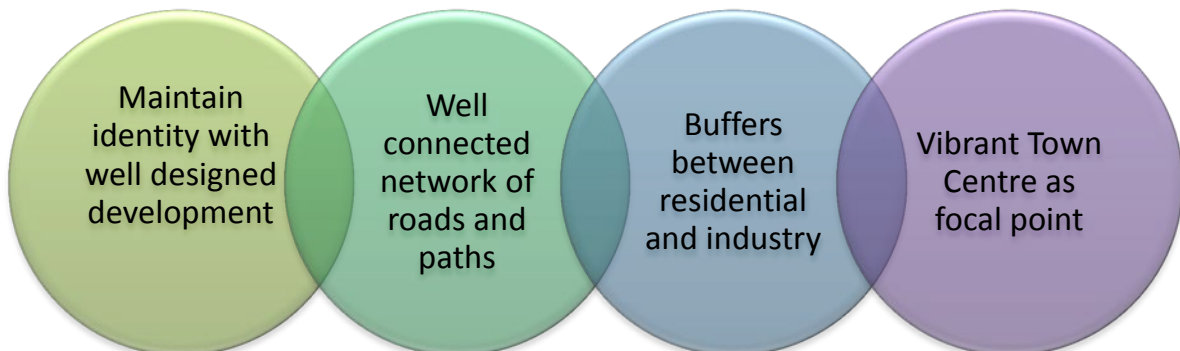
A confirmed vision for the town’s development was reached at a planning options workshop with members of the community, iwi and key stakeholders on 10 October 2014. The purpose of the workshop was to consider preferred options and key principles for development of the town.

The workshop confirmed the key aspirations of the local community for Tuakau’s future and mapped the shape of its preferred future development. Participants worked interactively on determining what land uses should go where. Encouragingly, the different participant groups were largely consistent in their view of a preferred future for the town.

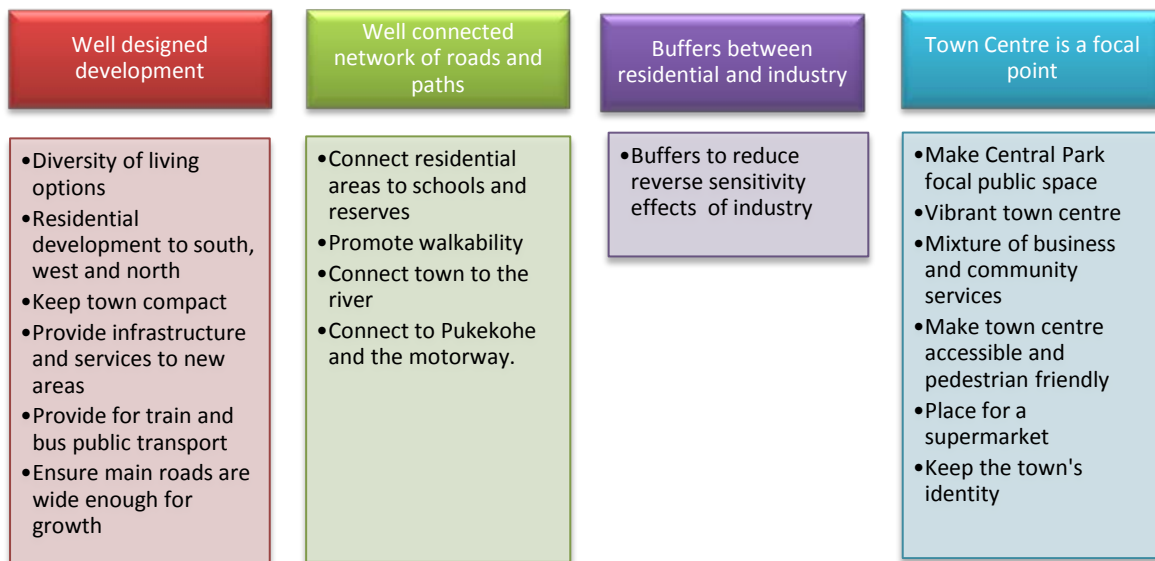


Key Principles of the Vision

The following key vision principles were identified by the participants at the workshop: -



These four key principles for Tuakau’s future development were expanded by the workshop participants listing key ideas below each.

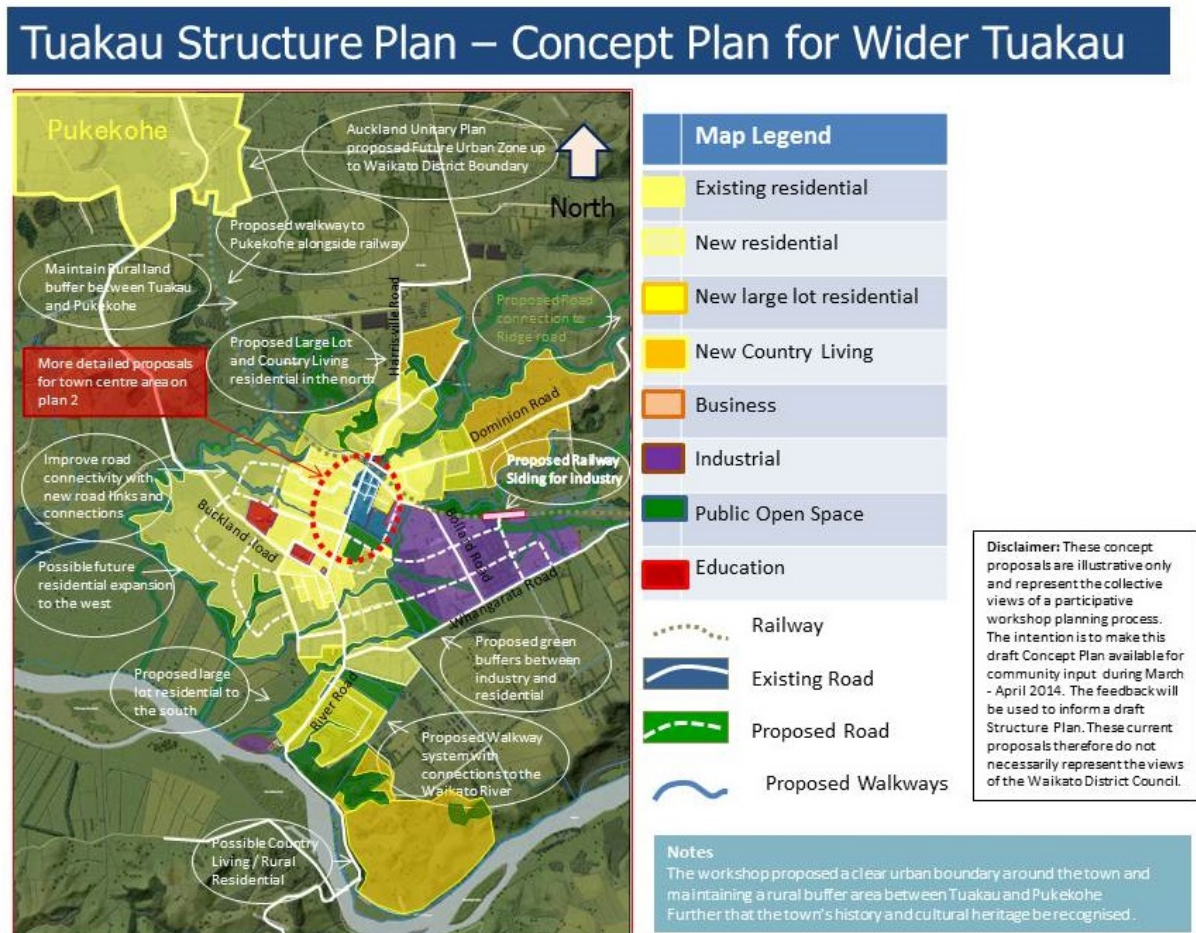


The council's planning team combined the conceptual designs prepared by the small groups at the workshop into a single Concept Plan (Figure 13) for Tuakau in early 2014.

3.4 Concept Plan for Tuakau

The Concept Plan (Figure 13) outlined a preferred spatial framework for the development of the town over the next 30 years to accommodate an approximately 5,000 additional people by 2046, as anticipated by Waikato District Council's population model projections. Some of the main elements of the plan have been carried over from the earlier proposals in the Franklin District Growth Strategy of 2008, while some are new and are based on the community's development vision compiled at the 10 October 2013 planning options workshop.

Figure 13. Tuakau Concept Plan



Main Elements

The main elements of the plan included:

- The demarcation of clear boundaries for the growth of the town over the next 30 years;
- The zoning and staged release of land for residential growth to the west, south and north;
- The identification of neighbourhood nodes to serve new residential areas;
- The provision of some additional land for business around the town centre to accommodate growth;
- The addition of new key road connections to improve accessibility across the town as Tuakau grows;
- The provision of a network of open space and footpaths across Tuakau to link and add to the existing parks and reserves through to the town centre area; and,
- No significant additional areas for industry are provided as there is a large area of industrial zoned and as yet undeveloped land to the east of the town. The industrial area is separated from the residential areas by the gully through which Kairoa stream flows. The rule provisions for this new industrial area are however regarded as inappropriate and will require amendment.

Ground Truth of Concept Plan Proposals by Specialist Consultants

The concept plan was also used to brief a panel of specialist consultants appointed in early 2014 to provide expert information on key subject areas. In all, twelve subject areas were covered, which included:

- Geotechnical;
- Archaeology;
- Built Heritage;
- Cultural Heritage;
- Socio Economics;
- Urban Design;
- Stormwater Management;
- Aquatic Ecology;
- Landscape;
- Transport;
- Contaminated Land; and
- Water and Wastewater Services.

The information provided by these various studies has helped in refining the concept plan proposals carried forward into the draft Structure Plan. Significantly, none of the studies identified any evidence to suggest a fatal flaw in the original concept plan proposals.

4. The Tuakau Structure Plan – Key Moves and Outcomes of the Plan

4.1 Key Moves – Development Objectives and Action Policies

There are five overall objectives for the structure plan and development of Tuakau. These have been compiled from the vision of the community for Tuakau. The purpose of the objectives is to have a set of clear aims for the plan. Within each of the five objectives is a number of supporting action policies. These policies are more action-oriented and serve to provide directions for how the development objectives are to be achieved.



4.2 The Development Strategy – Key Outcomes

The strategies that will help deliver the community vision for Tuakau

Tuakau has a distinct identity as both a town and a community. In compiling the structure plan, the consensus of view by residents, iwi and key stakeholders has been that the town should retain its own particular identity into the future.

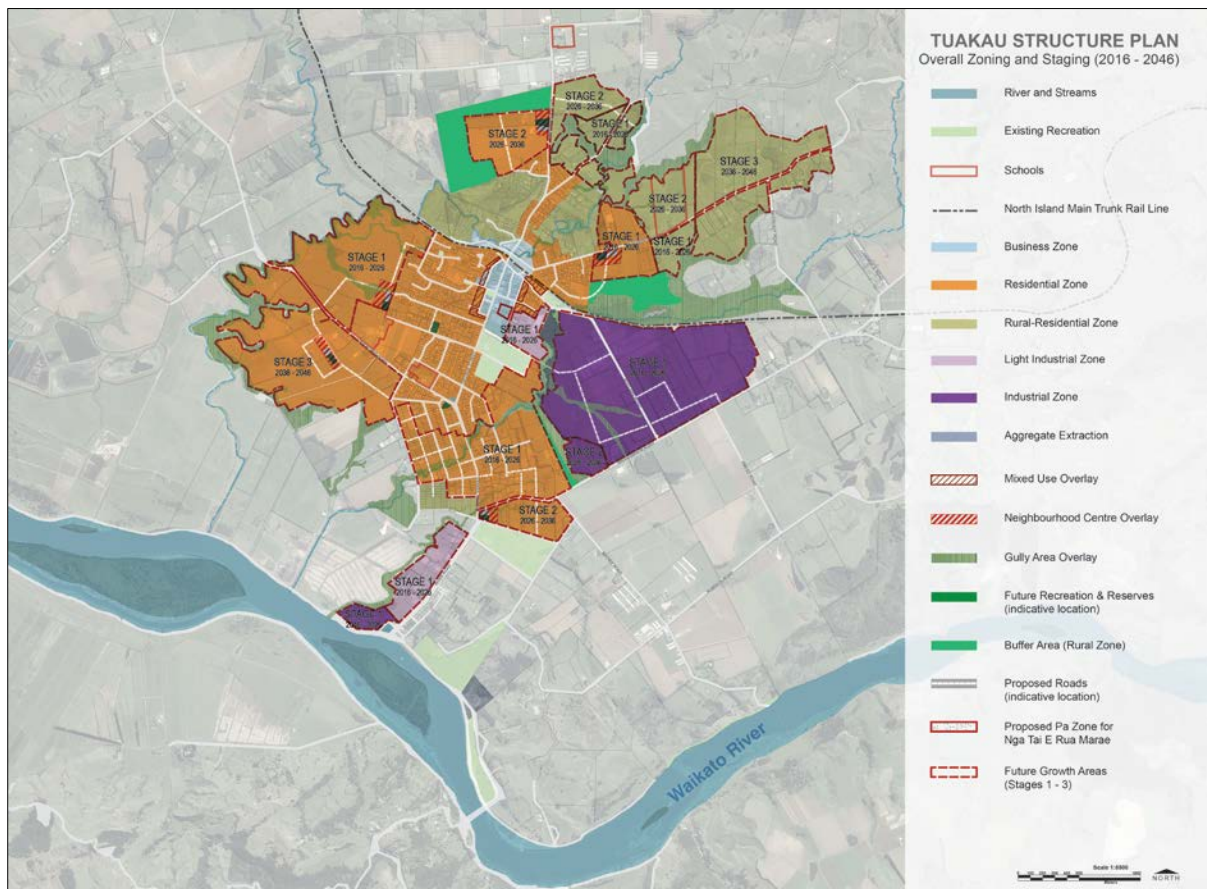
Although the structure plan cannot in itself fulfil this goal, the eight strategies listed below will assist the community and developers in realising their vision. The strategies below are drawn from the development objectives and action policies as listed earlier in Section 4.1.

Setting Urban Boundaries	<ul style="list-style-type: none"> • Providing clear edges for the town to retain its rural context.
Managing Growth	<ul style="list-style-type: none"> • Providing for the growth of the town to occur in sequenced development stages.
Connected Road and Path Network	<ul style="list-style-type: none"> • Providing for more road and path links to improve accessibility and permeability between different parts of the town and connect it with its various landmarks and features.
Open Space Network	<ul style="list-style-type: none"> • Providing for more links between parks within town and to adjacent areas through the gully system.
Town Centre and Neighbourhood Centres	<ul style="list-style-type: none"> • Providing sufficient space for a thriving town centre and new neighbourhood centres as required by the growing town population.
Community Facilities and Services	<ul style="list-style-type: none"> • Providing the opportunity to establish community facilities and services in the town centre and neighbourhood centres to meet the needs of the town's residents.
Utilities	<ul style="list-style-type: none"> • Providing for the co-ordinated and planned installation of supporting utilities such as water, wastewater, power and telecommunications as required by the staged development of the town.
Resilience and Sustainability	<ul style="list-style-type: none"> • Providing a robust spatial framework that will enable the town to respond with flexibility to changes in land use and building forms over time

4.3 The Overall Structure Plan - Land Use, Connections and Staging Outcomes

The Figure 14 Overall Land Use Zoning and Staging plan following contains the overall spatial framework for guiding the shape of Tuakau's development over the next 30 years. The plan is a refined version of the original development concept plan compiled through the community vision captured at the planning options workshop in October 2013. The plan has been ground-truthed through the contribution of a number of specialist consultants and amended as a result of the comments received from the community and stakeholders on the draft structure plan presented to the community in September 2014.

Figure 14. The Tuakau Structure Plan – Overall Land Use Zoning and Staging

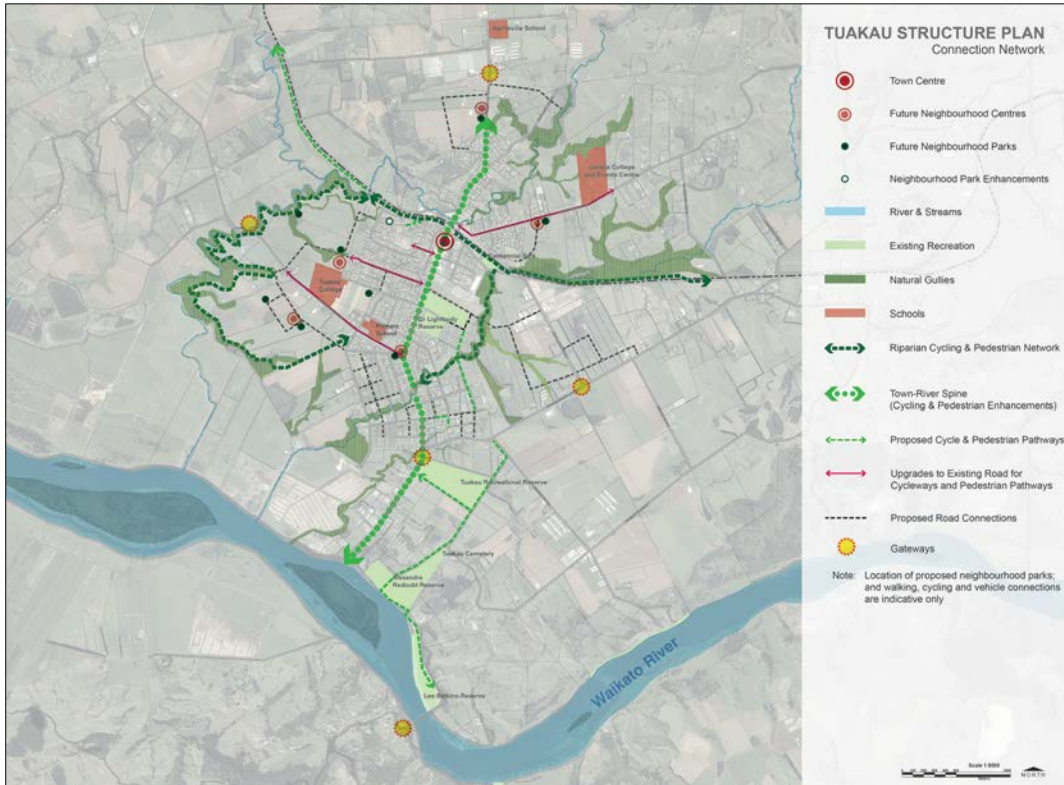


The following sections provide an explanation of key aspects of the structure plan.

4.4 Connection Network

The Figure 15 connection network plan shows both the internal and external links for the town with existing corridors and proposed additions to improve permeability and access throughout the town along roads and cycleways and footpaths. Due to the town’s rural location and existing pony club activities at the Domain, there will be provision for horse rider access along some of the proposed shared path connections from the Domain.

Figure 15. The Connection Network

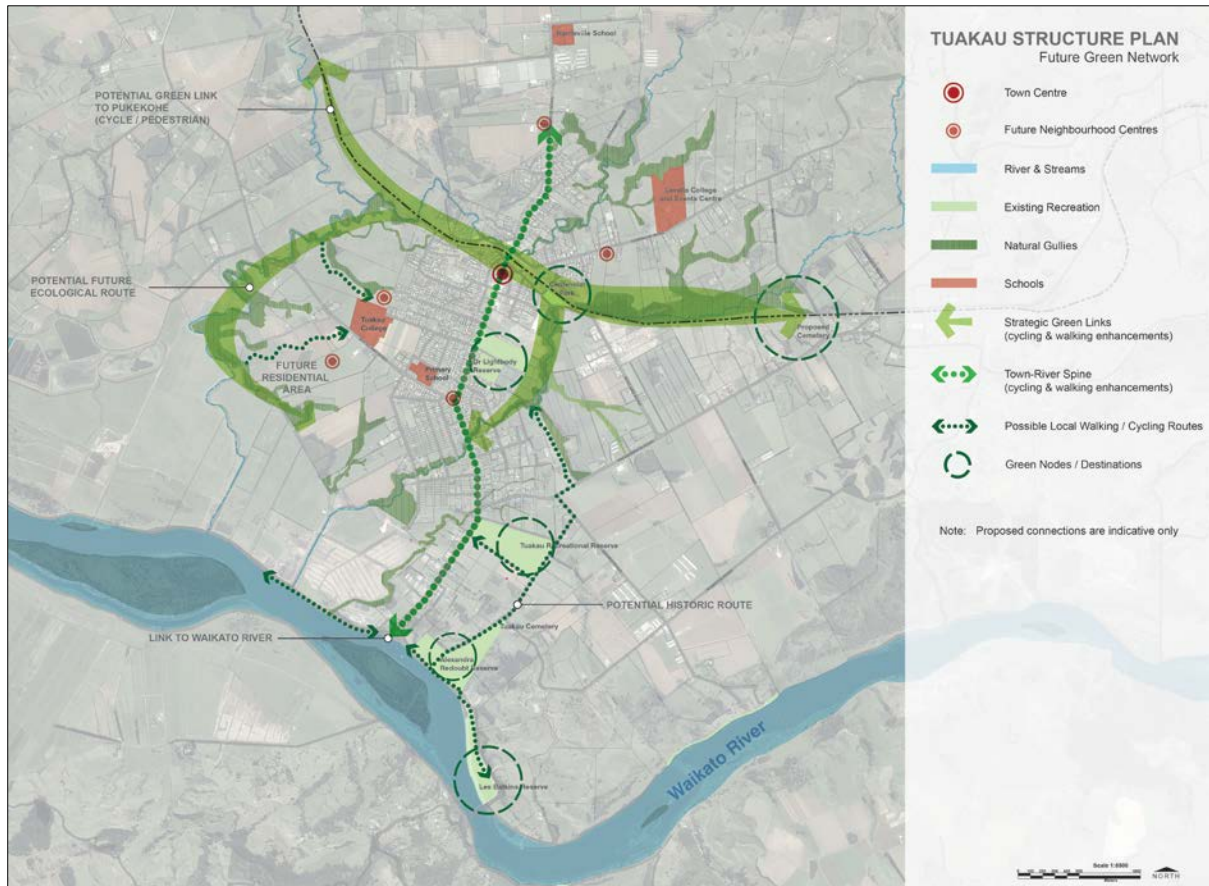


4.5 Green Space Network

The Figure 16 Green Space Network plan following, shows the network of existing and future green spaces in Tuakau. These spaces comprise a mixture of land uses from buffer spaces to ecological corridors to parks. Buffer spaces are areas that are to remain rural zoned and serve to separate new residential areas from the known reverse sensitivity effects of neighbouring land uses. In addition to these buffers there are gully areas that are not suitable for development as they have overly steep slopes and contain streams with stormwater management requirements as outlined in the Tuakau Catchment Management Plan. These gullies provide an excellent opportunity to provide for the restoration of natural biodiversity within the town as well as open space amenity and recreational walkways to link the various public open spaces of the town.

There will be a hierarchy of public open space parks and reserves in Tuakau to provide for the different sports, recreation and amenity needs of the residents. The allocation and development of these spaces will be guided by Waikato District Council’s Draft Parks Strategy (2014), working in conjunction with the community.

Figure 16. The Green Network



4.6 Staging Development

In order to achieve a co-ordinated approach to the development of Tuakau, a three staged approach is provided for - see Figures 17, 18 and 19. This staged approach will enable new development to be aligned with the installation of supporting road and stormwater infrastructure, water and wastewater services, power and telecommunications, as well as the establishment of new parks and reserves required to meet the needs of new residents.

Staging development should also help minimise disruption for the existing Tuakau town due to construction-related activities being more location-focused.

Each of the three proposed development stages is based on providing an estimated 10 year supply of developable greenfield land to match the anticipated demand for new residential and related business and amenity land use. Due to the fact that there is a current undersupply of rezoned residential greenfield land in Tuakau, additional capacity has been factored into the first 10 year, Stage 1, area. This capacity also provides some leeway to accommodate any unforeseen spill-over demand from south Auckland in the near future, should it be required.

The staged development is focused on residential development with provision for development of associated and appropriate neighbourhood level retail, community facilities, parks and reserves. With regard to industrial land zoning, there is the Stage 1 zoning of existing service industrial areas in the south on River Road and on the east side of the town centre. In Stage 2 a small area of new industrial land is zoned on the north side of Whangarata Road and west of the currently zoned industrial land. The reason for this limited zoning of industrial land is that there is a considerable stock of existing undeveloped industrial land in Tuakau.

Although the release of stages 2 and 3 are indicated as being successive 10 year periods from 2026 and 2036, they will only be released for detailed planning and development when the previous stage achieves a 70% developed level. The 70% level is a commonly used threshold for managing the staging of development.

Based on the council's current population modelling for Tuakau over the next 30 years, it is unlikely that the release of Stage 3 area will be required. Beyond the next 30 years, however, it is likely that Stage 3 will be required due to Auckland's projected ongoing population growth.

Population Capacity of the Three Stages (refer to Table 1 and Figure 19)

Stage One (Figure 17) provides sufficient residential and rural residential land to the west, south and up Dominion Road to cater for approximately 3,200 additional people. Some of the existing rural residential land in the south is unlikely to fully redevelop as residential within the next ten years.

Stage Two (Figure 18) provides new residential land to the north, north east and south for approximately 900 additional people on residential and rural residential zoned land.

Stage Three (Figure 19) adds the large greenfield residential area to the south west of Buckland Road and a large block of rural residential land up Dominion Road. This third stage will provide for approximately 2,800 additional people.

Figure 17. Stage One Development (2016-2026)

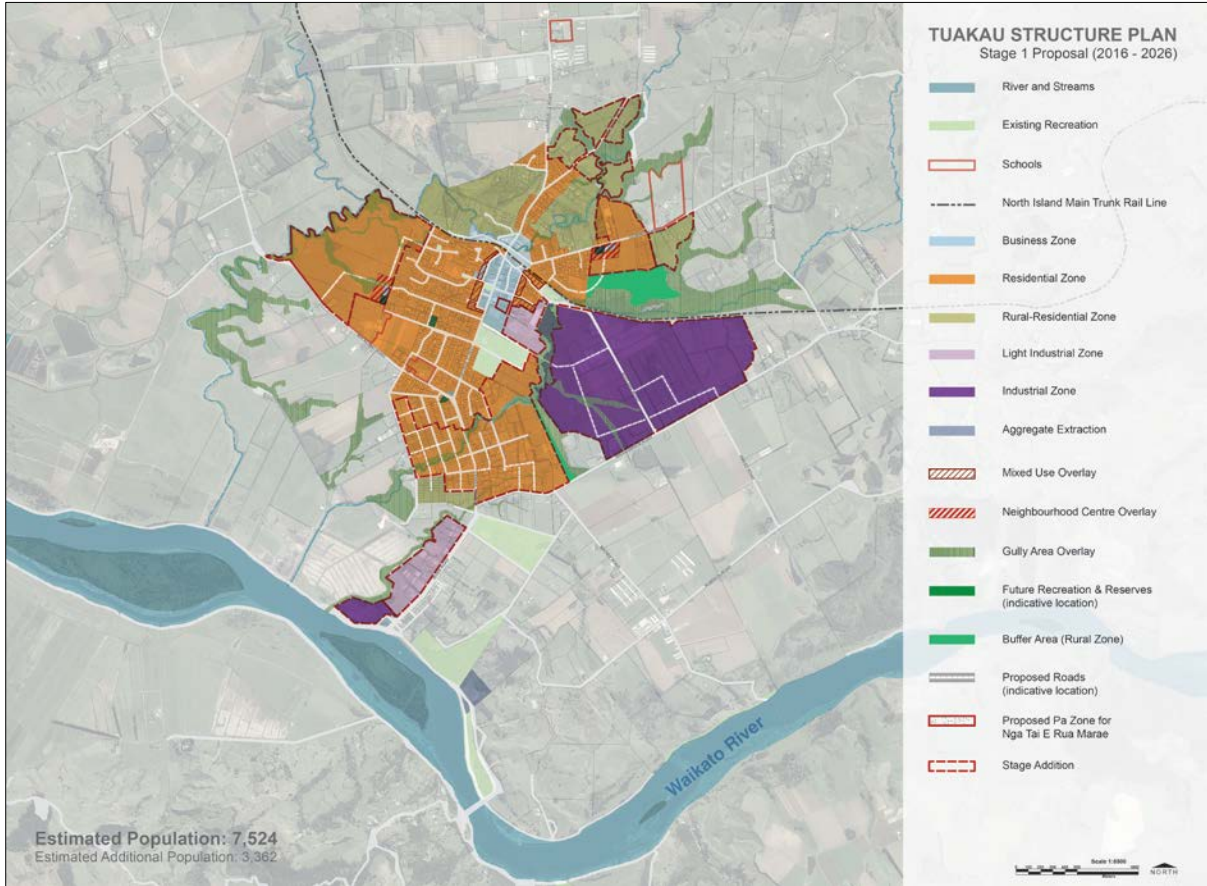


Figure 18. Stage Two Development (2026-2036)

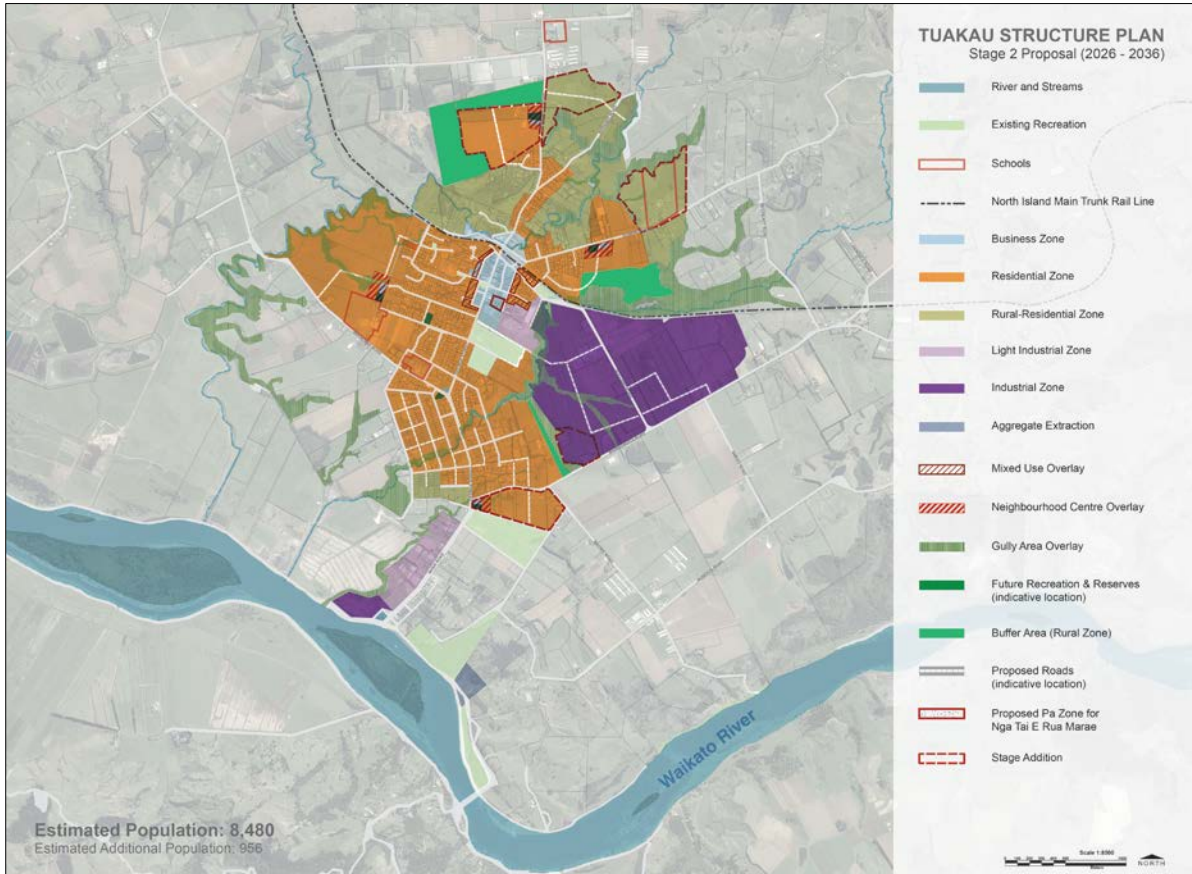


Figure 19. Stage Three Development (2036-2046)

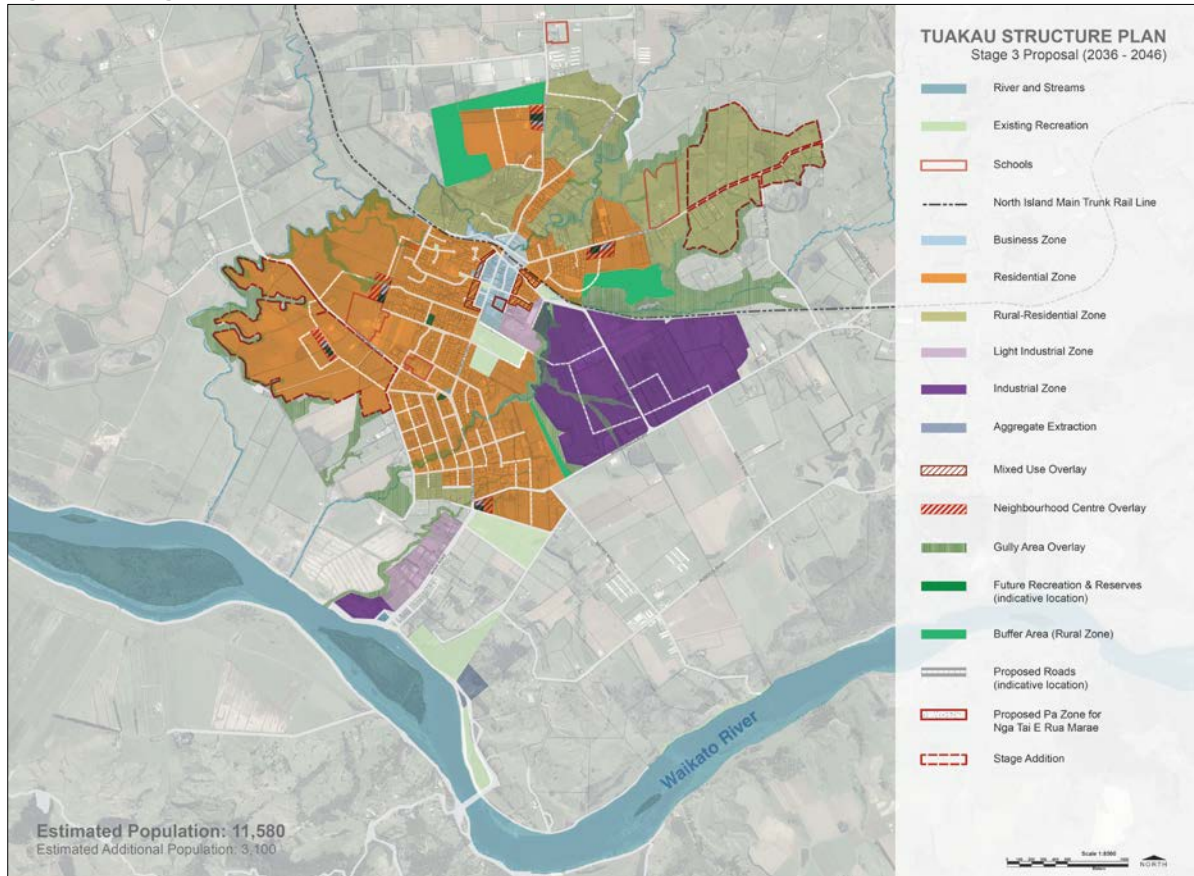
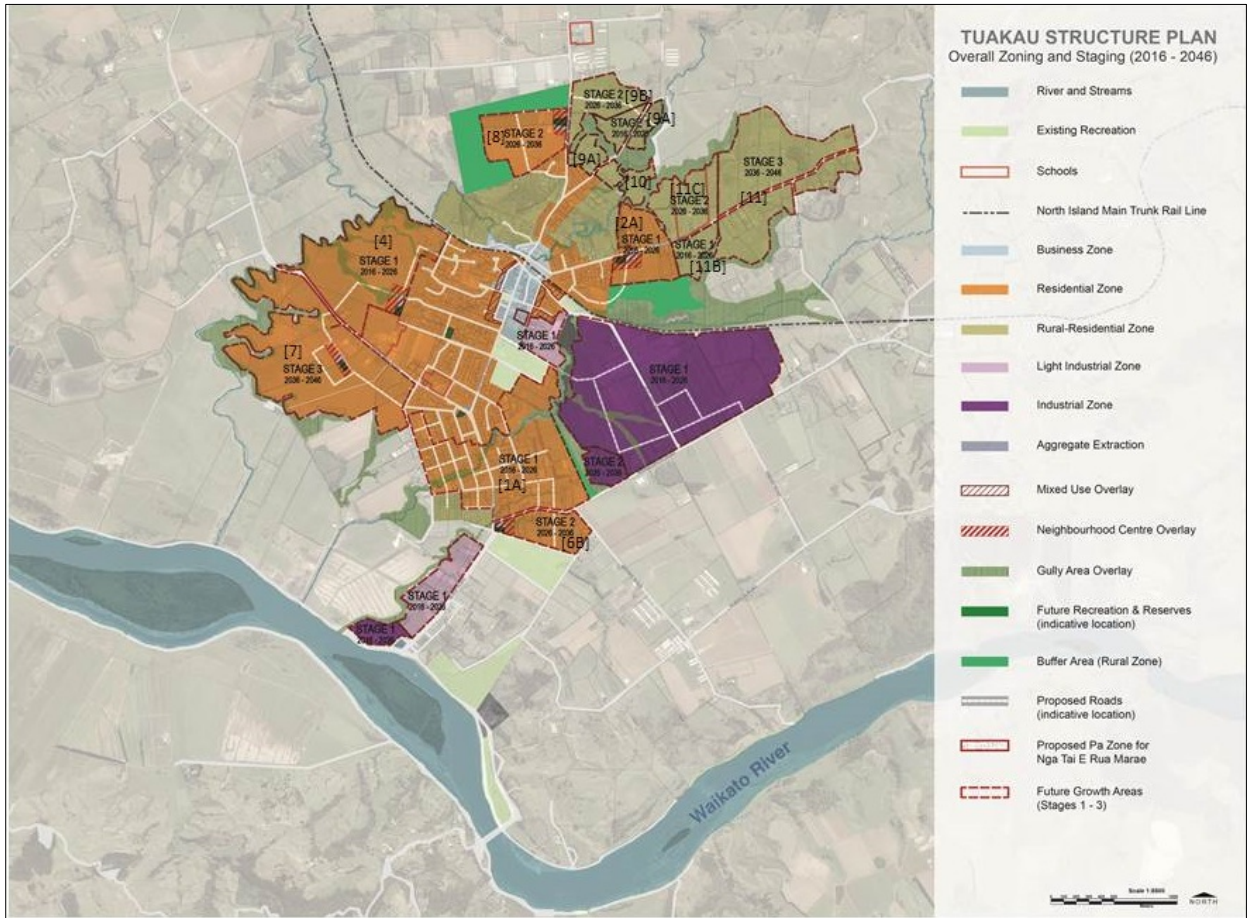


Table 1. Estimated Population Yield per Stage and area (see Figure 20 Staging Map)

Cell No	Area	Zone and existing land use	Net Developable Area and Density in Dwelling units per ha	Average Household size/ Lots yielded	Population Yield
Stage 1				2.7 people per household	
1A	53ha	Residential Partly developed	26% developable 13.8ha x 12du/ha	166 lots	446 people
2A	30ha	Residential	80% developable 24ha x 12 du/ha	288 lots	778 people
10	4,5ha	Rural Residential	80% developable 3.6ha x 3du/ha	11 lots	30 people
9A	15ha	Rural Residential	80% developable 12ha x 3du/ha	36 lots	97 people
4	71ha	Residential	80% developable 56.8ha x 12du/ha	682 lots	1,841 people
11B	8ha	Rural Residential	80% developable 6.4ha x 3du/ha	19 lots	51 people
Stage 1: Estimated additional population provided for					3,243 people
Stage 2				2.6 people per household	
6B	12ha	Residential	40% developable 4.8ha x 12du/ha	58 lots	150 people
8	25ha	Residential	80% developable 20ha x 12du/ha	240 lots	624 people
9B	10ha	Rural Residential	60% developable 6ha x 3du/ha	18 lots	47 people
11C	20ha	Rural Residential	40% developable 8ha x 3du/ha	24 lots	62 people
Stage 2: Estimated additional population provided for					883 people
Stage 3				2.5 people per household	
7	100ha	Residential	80% developable 80ha x 12du/ha	960 lots	2,400 people
11	80ha	Rural Residential	70% developable 56ha x 3du/ha	168 lots	420 people
Stage 3: Estimated additional population provided for					2,820 people
Total estimated additional population provided for 2013 population					6,946 people
Total population provided for in Tuakau by 2046					4,162 people⁵
					11,108 people

⁵ This figure is taken from NZ Statistics from the 2013 census. The estimated 2014 population in the Waikato District Council's population model is somewhat higher at 4,360. The decrease in average household size over time extends an established demographic trend towards smaller households.

Figure 20. Staging of Development (see Table 1)



4.7 The Area-by-Area Outcomes

The Town Centre

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. From the planning options workshop and the built environment assessment, a number of points were made about desirable changes to the town centre. These included the following points:

Community Ideas for the Town Centre

- That the current and future growth of the town required the provision of additional commercial space in the town centre area;
- That a thriving, compact and pedestrian-oriented town centre is a key objective;
- That George Street remain the focus of commercial activity for the town;
- Continue two story building height, active frontages and awning cover for pedestrians along George Street;
- That West Street and St Stephens Avenue are added as perimeter blocks to the town centre and are connected through to George Street for pedestrians, and the town centre be defined by this inclusive area;
- Consistent setbacks and active frontages along St Stephens Ave, Liverpool Street, West Street, Madill Street, Jellicoe Ave and overlooking public open space (Central Park) with parking preferably to the rear of buildings. This will encourage greater pedestrian movement along secondary streets;
- Consideration of Central Park as the focal point for the town centre;
- Potential for mixed-use development along secondary streets;
- That good urban design is required for development of the town centre;
- That there is ability for heavy traffic to bypass the town centre and secondary streets can provide alternative vehicle routes;
- That the town centre be an important place for a number of key community facilities including library, town hall, local council offices, welfare-related facilities, medical centre, fire and ambulance station, police station;
- A transport hub should be located between the railway lines and the town centre alongside public open space with space retained for future reinstatement of the railway station;
- Provision should be made for a supermarket in a central location; and
- Gateway signage enhanced by landscaping and combined with pedestrian crossings at the entry points to the town centre will help to slow traffic and encourage a pedestrian-friendly environment.

Key Outcomes for the Town Centre

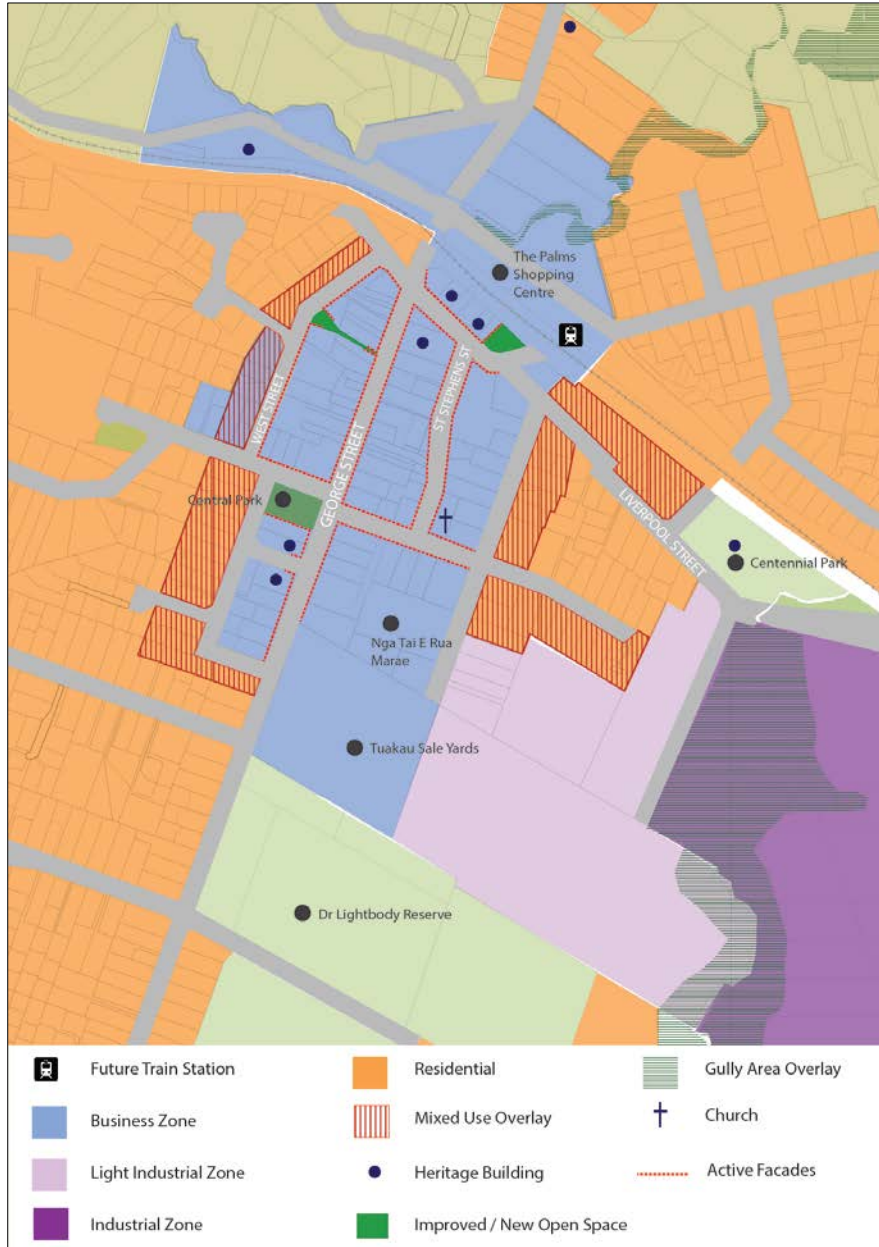
The community's key ideas have informed preparation of the following key outcomes and town concept plan. George Street will remain the focus for the town centre, with St Stephens Avenue and West Street providing valuable perimeter blocks. St Stephens Ave will have more of a commercial focus, while West Street will have more of a community and residential focus. Policy overlays will provide for the development of a mixture of compatible commercial, community and residential activities in these perimeter blocks. A two storey frontage will be maintained along George Street to keep its current heritage theme, with taller walk-up buildings possible in the perimeter blocks to cater for apartment and town houses in close proximity to the town centre as the town develops.

Based on projected population growth, the demand for retail space in Tuakau is likely to double to 16,000m², with the bulk of this space being located in the town centre. A key development will be the establishment of a medium-sized supermarket for which there is already sufficient population.

According to the socio- economic assessment⁶ there is sufficient land within the structure plan’s business zone for the projected growth of the town centre.

The layout of land use zones is shown in the Town Centre Concept Plan in Figure 21.

Figure 21. Town Centre Concept Plan



⁶ Tuakau Structure Plan Growth Assessment by Property Economics for Waikato District Council (2014)

The Town Centre Mixed Land Use Policy Overlay

This overlay applies in the area peripheral to the town centre business zone and is shown as hatched on the concept plan above. The precinct policy overlay provides for a mixture of more compact housing types together with compatible business and community services, offices and public facilities.

These areas shall have an integrated, compact and pedestrian-friendly style of development. Development shall front streets and sites are typically smaller than those in the residential zone, but are still expected to face onto roads to provide passive surveillance and public safety.

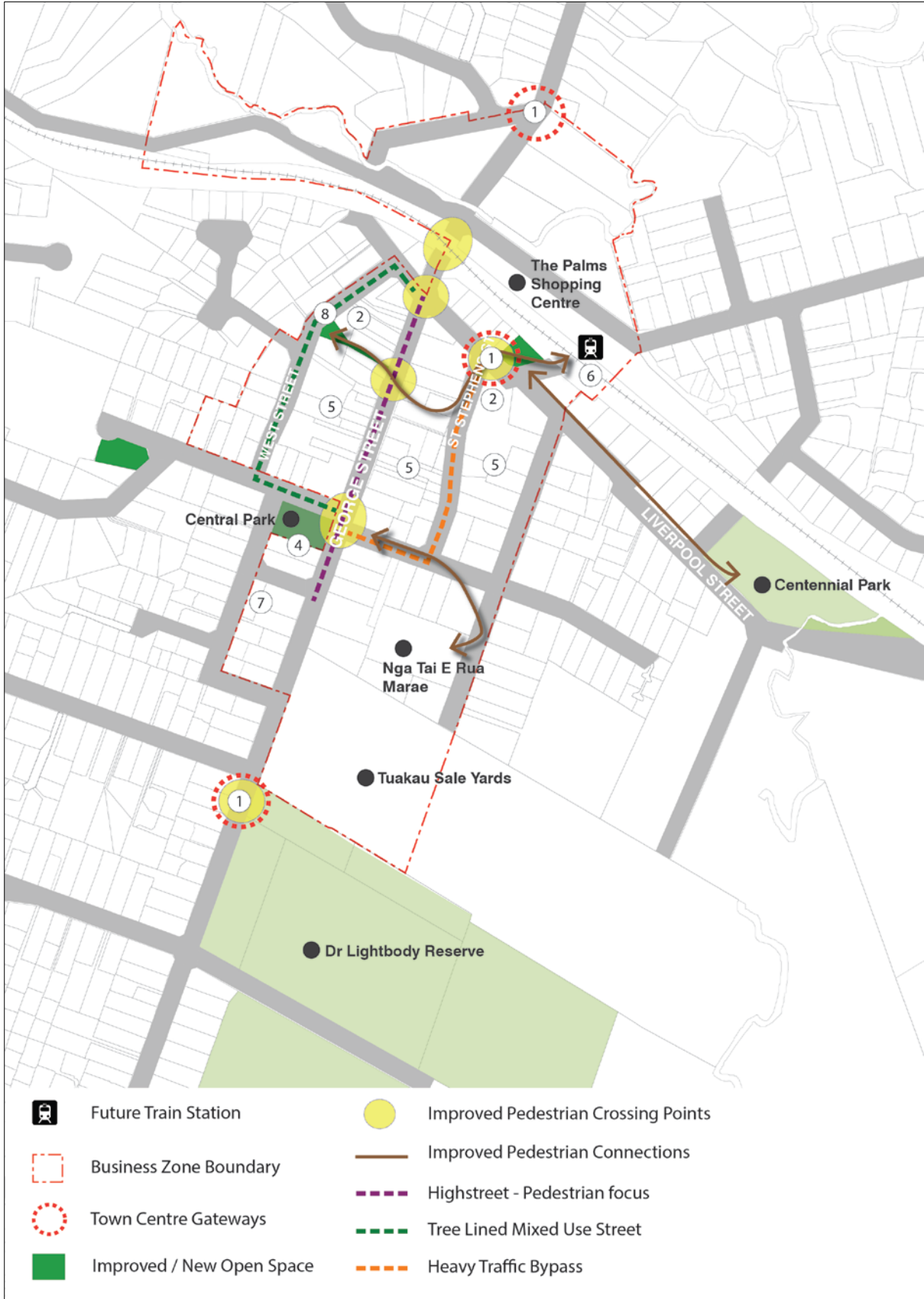
Car parking shall be located to the rear or side of buildings rather than in front. Residential development shall provide useable private outdoor space (e.g. courtyards as a minimum).

Key Action Outcomes for the Town Centre

Note: The approximate location of these numbered outcomes is shown in Figure 20.

1. **Gateways** - these may include signage and landscaping upgrades, and should be combined with pedestrian crossing enhancements (signalling to drivers the need to slow down and be more aware of non-vehicle users).
2. **Transport Hub** - it is considered that any future bus hub should be located in close vicinity to both the train station and the town centre. Provision of open space in the vicinity will assist to provide space for people waiting for buses or trains.
3. **Supermarket location** - supermarket location will be reliant on the ability of the supermarket suppliers to obtain land with adequate parking and access. Ideally, the supermarket will be centrally located, in close vicinity to public transport and key movement routes. Approximately 2,000-3,000m² will likely be required. Car parking should be located to the rear of the building, away from the street, allowing a clear retail frontage facing the street and public realm.
4. **Central Park** - opportunity exists to establish Central Park as a focal point within the town centre, overlooked by key community amenities. The adjoining site to the south offers the opportunity for a community/public-focused building, that may include relocated Council offices and/or library, combined with other community-focused amenities. Central Park should be designed as a multi-use space that reflects the culture and demographic of the town.
5. **Mixed-Use Development areas** - currently West Street and St Stephens Avenue remain under-developed. Future development should be encouraged within these areas, subject to development achieving a strong relationship with the public realm (e.g. achieved through active frontages and consistent bulk and location that address the street).
6. **Passenger Train Station** - the historic station location provides an opportunity to integrate with the town centre and Palms Shopping Centre, and will encourage east-west pedestrian flows through the town. Potential exists for a park-and-ride to the north. If provided in a different location, it should be closer to the town centre as opposed to further away.
7. **Potential redevelopment / improvement site** - for ambulance station, fire station training facilities and residential housing.
8. **New public open spaces** – located along key movement corridors, 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.

Figure 22. Location of Key Action Outcomes for the Town Centre



Note: more guidelines and information are provided in the Appendix One Urban Design Guide.

Residential Neighbourhoods

These are to be developed as residential areas focused on a 5 -10 minute walking distance to a local neighbourhood centre that would have a small cluster of 3-5 convenience level shops and community facilities such as a corner shop, grocer, crèche or preschool and doctor's surgery. In keeping with Tuakau's small rural town character and community vision for the town, residential development will be primarily low density with allowance for a range of housing options to cater for a growing variety of housing needs and affordability levels.

The range of housing provided for is from rural residential with a minimum lot size of 3000m² in areas of undulating topography, to mostly detached residential in the urban residential areas. Some medium density attached housing and apartments is provided for in the mixed-use overlay areas adjacent to the town centre and proposed neighbourhood centres.

New residential development is to be guided by the following planning and urban design principles:

- Walkable, easy-to-navigate and connected residential block layout with block dimensions averaging 200 metres in length and 80m in width and no more than two lots deep;
- Minimum lot size of 600m² for detached housing to maintain outdoor and neighbourhood amenity;
- Avoidance of rear lots as a general rule;
- Residential blocks to be bounded by roads to improve accessibility, connectivity and informal surveillance of footpaths and local roads;
- All lots to have road frontage;
- Neighbourhood parks are to be bounded by roads;
- Stream gullies are integrated into neighbourhoods managed as natural open space areas with public access and walkways where practical;
- Residential amenity is supported by appropriate road layout and design; and
- Local roads shall be designed for low vehicle speed through carriageway width, on road parking, road-side trees and a narrowing of road corner curves at intersections.

High quality on-site and neighbourhood amenity will be supported through the introduction of an appropriate set of development control provisions including minimum lot size, setbacks, active road frontage, height and coverage and an urban design guide in the Waikato District Plan.

Rural residential development will have more relaxed design standards since the lots are larger and generally allow for greater private open space amenity. Nonetheless, there is still a need to ensure that neighbourhoods are walkable, with a connected access road and footpath network.

Neighbourhood Centre Precinct Policy Overlay

This precinct policy overlay provides for the development of a number of neighbourhood level centres in the future residential areas of Tuakau. The proposed location of these centres is shown on the structure plan map.

The purpose of these centres is to provide for a small cluster of convenience-level shops, community services and a neighbourhood park within easy walking distance of all residential areas. The principle is to enable residents to access a neighbourhood centre within a 400 metre walking distance.

In addition to being a focal point for residential areas, the precinct overlay provides for some attached housing development in the immediate vicinity of the neighbourhood centre where there is ready access to convenience shops, a park, some community facilities and public transport. This

town house-type option will provide for single and couple households that do not require or want a detached house but still prefer an urban living environment.

Other outcome principles comprise:

- Neighbourhood centres are to be situated on collector roads with good walking access to the surrounding neighbourhood they are intended to serve;
- Neighbourhood centres are to only cater for day-to-day convenience-level shopping and are not to compete with business in the town centre;
- Some semi-detached and attached housing is provided for around the neighbourhood centre to cater for a more compact housing need that has easy walking access to the shops and facilities of the neighbourhood centre and public transport;
- The scale and form of the neighbourhood centre will be in keeping with the surrounding residential neighbourhood;
- Neighbourhood centres will provide limited on-site parking as well as on-road parking; and,
- The detailed layout design of neighbourhood centres should be undertaken in conjunction with the subdivision layout design of the surrounding residential area.

Example of Key Residential Outcomes sought

To illustrate the outcomes sought, the figure below provides a concept layout for the residential development of the Stage One area immediately west of Tuakau. It shows the location of the neighbourhood centre just north of Tuakau College and how road connectivity will be improved. The residential development is sleeved with open space along the gully and stream corridors with park edge roads.

Figure 23. A Concept Plan for the development of the Stage One area on the western edge of Tuakau



5. Implementation Strategy

The finalisation and approval of the Structure Plan will be followed in 2015 by the preparation of a statutory plan change process in terms of Schedule 1 of the Resource Management Act 1991. The purpose of the plan change will be to incorporate the zoning and development proposals from the Structure Plan into the Waikato District Plan. The plan change will enable the development of Tuakau to be staged and aligned with the council's Long Term Plan and other key implementation strategies.

It is envisaged that residential, industrial and commercial development will be largely led and paid for by private sector developers. Waikato District Council, along with other service providers, will work with developers to ensure that development is aligned with the structure plan and supported by key infrastructure and services. The key mechanism for funding the development of council's supporting infrastructure and services such as roads, three waters and parks will be through a levy of associated development contributions or through development agreements. Any shortfalls in existing levels of service or aspects not directly development-related will be funded through general rates.

The main expectation of the structure plan will be adherence to the sequenced staging of development. It will be important that development is staged to ensure that development is co-ordinated with the planning and establishment of supporting infrastructure and services. The threshold trigger for permitting the preparation of a development plan for a subsequent stage will be when approximately 70% of the currently developable stage is committed to development.

5.1 Monitoring Strategy

The structure plan should have a performance review every five years and a more comprehensive review every ten years to align with the Long Term Plan process. The ten-year review would look at macro level elements and whether changes to the structure plan are required due to changing circumstances. The five-year performance review would focus on whether some amendments would be helpful without jeopardising the overall objectives and outcomes of the plan.

Appendix One – Urban Design Guide