



TE AWAMUTU TOWN CONCEPT PLAN

Draft Analysis

October 2009

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for Waipa District Council*

Te Awamutu: PART 1 ANALYSIS

This analysis report summarises the findings of fieldwork carried out in January 2009. Streets were driven and walked, photographs taken, and notes made on base maps reflecting observations and discussions during this exercise.

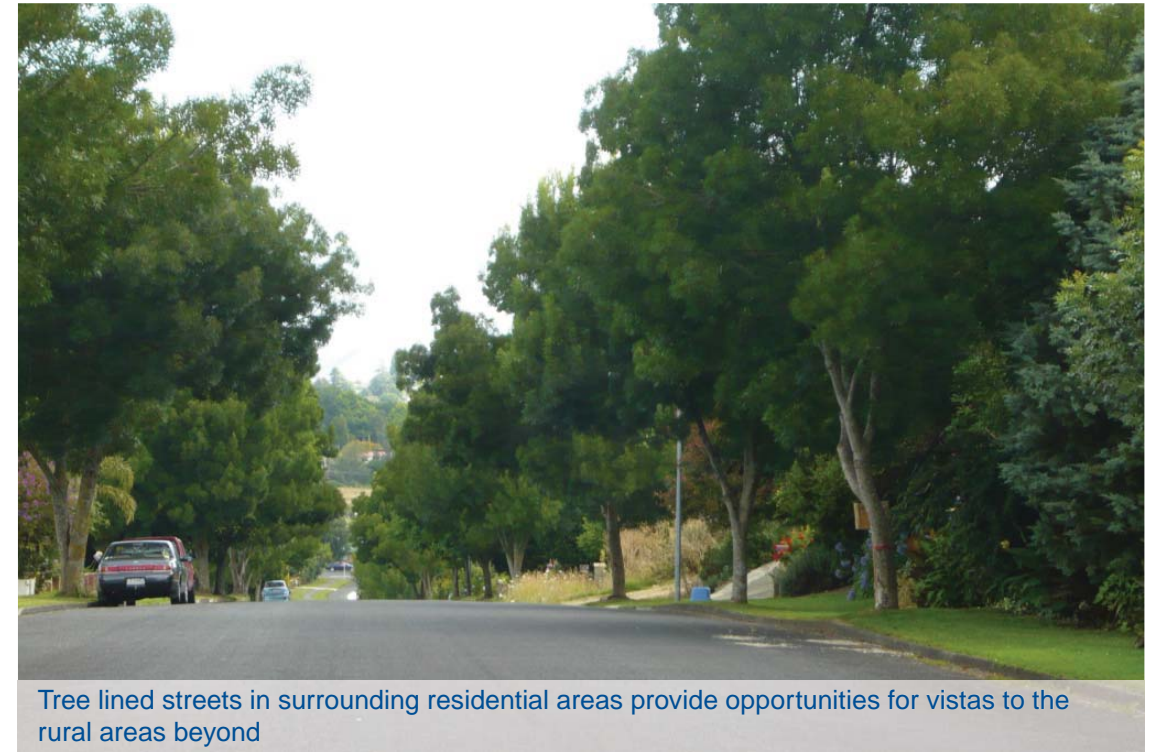
The following diagrams and comments reflect the community and consultant team's view of the important elements and issues for Te Awamutu. These are supplemented by future character statements and strategies developed from the work already undertaken by the Heart of Te Awamutu and the Te Awamutu vision group and by the outcomes of the community workshops held in May and June 2009.

The town analysis (including community feedback) forms the foundation for the design stages of the Town Concept Plans:

- Step 1, identification of the urban framework (land uses including character areas and activity nodes, vehicle and pedestrian networks, public open space, building (built form) scale, and significant opportunity sites.
- Step 2, consideration of the appropriate building (built form) character for different character areas.

This report includes:

- Land Use and Zoning
- Views and Vistas
- Buildings (built form)
- Historical Buildings
- Streetscape and open space character
- Land ownership and development opportunity sites
- Issues and opportunities
- Spatial vision



Tree lined streets in surrounding residential areas provide opportunities for vistas to the rural areas beyond



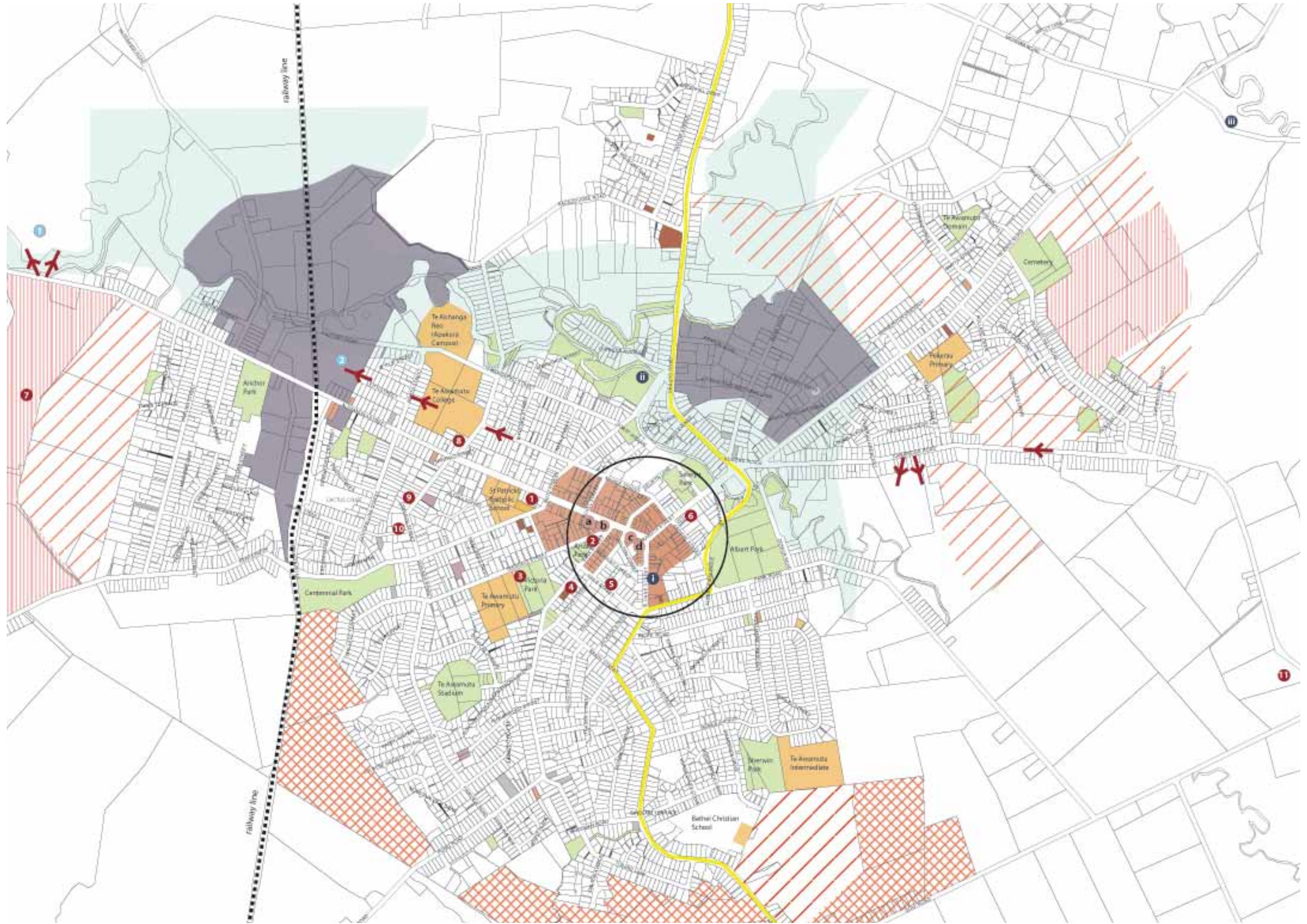
The main entry to Te Awamutu from Cambridge and Hamilton is an understated entry to the town

Land Use

The land use plan reflects the land uses identified in the site visit in January 2009 and is shown on the next page.

- The topography including the river, the radial street pattern, the irregularly shaped large blocks and the railway line bounding the urban limit to the west, are some of the main structuring elements for the existing Te Awamutu character.
- A cluster of schools is located north and west of the town centre, with two others to the south and one at some distance to the east.
- There is an an interesting mix of parks and reserves, with a number of public open spaces of different sizes and shapes.
- Future growth cells are indicated on the accompanying map, and staging would focus first on 'extending' an area to the West and North East and a small area to the South.

- KEY**
- Open Space
 - Education Facilities
 - P Playground
 - Public Services
 - Retirement Facilities
 - Industrial
 - Retail / Town Centre
 - Other
 - Vacant
 - Parking
 - One-Storey
 - Two-Storey
 - State Highway
 - Footpath
 - Formal Pedestrian Crossing
 - Informal Crossing / Desire Line
 - Through Site Link
 - Awnings
 - Railway Line
 - 1 Historic Buildings / Monuments
 - 1 Character Buildings / Elements
 - Vista
 - 400m indicative 5 minute walk
 - 2025 Town Boundary
 - 2050 Town Boundary
 - Post 2050 Expansion



Views and vistas

- The topography of Te Awamutu enables quality vistas of the surrounding plains and mountains, especially along the periphery of the town where land spreads out for rural use.
- The predominant vistas beyond the immediate town centre include views out to Mount Pirongia, Mount Kakepuku and the view of the Fonterra Factory. These vistas underpin the character of Te Awamutu – as a service/ farming town located in a beautiful (predominantly rural) setting. The ‘service’ nature of Te Awamutu could be enhanced through easy access to desirable services within the town centre (for example with adequate parking, and improved walkability) and a clear distinction between the role and character of the town centre and surrounding rural land.
- Within the CBD area, the radial street pattern leads the eye from three main directions to the roundabout at the southern end of the main street - however this roundabout does not ‘feel’ like the ‘heart’ of the town. This is partly because along the main street to the north west are more concentrated and pedestrian-focused retail uses and also an important triangular public park.
- The State Highway sweeps along the eastern side of the town with only glimpses of the town itself. Views into the significant Albert Park are partial, either blocked by edging buildings, or out of the angle of view when driving.
- Limited street tree planting along streets creates an opportunity to frame and improve long views into the town and towards park spaces.





Mt Kakepuku 8km south of Te Awamutu is visible from many locations in the town



Mt Pirongia is visible to the west



The Fonterra factory is dominant structure within the western area of Te Awamutu



There are areas where rural land abuts the edge of Te Awamutu. Here the Waipa Racing Club defines the north-western edge.



The southern gateway follows the ridgeline with views of surrounding residential areas. Clear views are partially obstructed by powerlines.



The industrial area to the West occupies the area around the rail line



Curvilinear cul de sac streets typify recent residential development at the edges of the town



These are pockets of variable streetscape quality - some with little street planting to frame distant views and provide a sense of enclosure



Along with Fonterra the church spires provide a landmark quality

Buildings

The town centre has a mix of one and two storey buildings, with single storey predominant. Along the main street and along the side streets to a depth of not usually less than one lot, awnings create cover for the footpath. These buildings are typically strip retail, built up to the edge of the front boundary and together with their awnings creating a strong sense of enclosure to the street

KEY

- Open Space
- Education Facilities
- P Playground
- Public Services
- Retirement Facilities
- Industrial
- Retail / Town Centre
- Other
- Vacant
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- State Highway
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- Through Site Link
- Awnings
- Railway Line
- 1 Historic Buildings / Elements
- i Archaeological sites
- a Character Buildings / Elements
- Vista
- 400m radius indicative 5 minute walk



The places numbered below are identified in Appendix 10 of the Waipa District Plan as 'Buildings, Civic Structures and Items of Cultural Value' and are illustrated on the previous page.

TE AWAMUTU HISTORIC BUILDINGS / MONUMENTS, ARCHAEOLOGICAL SITES AND CHARACTER BUILDINGS

- 1** Former Teacher's House
477 Alexandra St (1907)
- 2** WW1 Monument (1923)
- 3** Band Rotunda (1911)
- 4** Methodist Church (1914-15)
- 5** Little Theatre (1879-80)
- 6** St John's Anglican Church (1854)
- 7** House (Isla Bank) (1909)
- 8** House (1908) 190 College St
- 9** House (1910) 242 College St
- 10** House (1907) 288 College St
- 11** Villa (Mandeno)
- i** 40th Regiment Redoubt
- ii** Eel Weir
- a** Regent Theatre (1932)
- b** Teasdale Building (1911)
- c** Row of retail buildings
- d** The Post Office
- e** Gifford's Buildings (1923)
- f** Empire Theatre (1915)



Through site pedestrian connections to the main street are not given prominence or signage



Roundabouts mark entry points to the CBD however these could be reinforced with additional gateway treatment



There are examples in Te Awamutu of infill developments with combined accessways that do not provide the best outcome to the street or residents



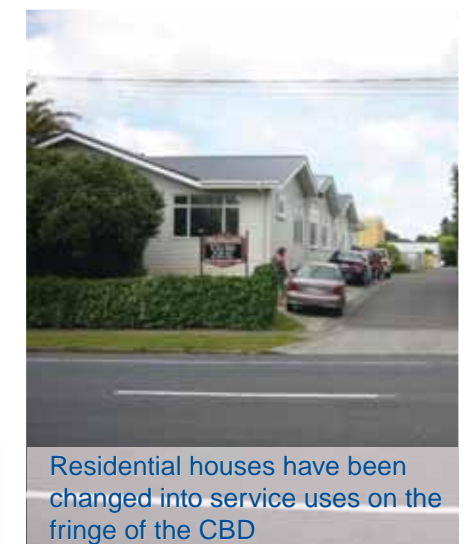
There are some successful examples of compact residential that provide amenity to the street



View down Arawata Street with St. John's Anglican Church spire defining entry into the town



The main street central median provides a safe refuge for pedestrians and reduces perception of street width



Residential houses have been changed into service uses on the fringe of the CBD

Historical and Character buildings

- Some of Te Awamutu's historic buildings within the town centre (particularly along Alexandra Street) have been retained and are generally well maintained. These buildings add to the character of the area and should be protected from inappropriate development in the future. New buildings should attempt to reflect the character established by these older buildings.
- The numbered photos relate to the buildings located on the Buildings map on page A6. These buildings are identified as historic in the District Plan.



Streetscape and open space character

- The Pioneer Walk, Rose Garden and Memorial Park are well maintained, attractive areas for pedestrian recreation and provide a strong physical and visual connection between the north eastern part of town and the river.
- Alexandra Street has good streetscaping with wide (paved) footpaths, awnings, landscaping and adequate street furniture.
- Opportunities to cross Alexandra Street have been well established with a mix of formal and informal pedestrian crossings, some with island protection in the middle of the street enhancing pedestrian safety.
- Quality recreational facilities are present within Te Awamutu, such as the Velodrome, Racecourse, BMX track and Skate Park.

(refer following page for photographs)





Land ownership and development opportunities

A range of development sites have been identified for further examination following consultation with community groups and the Town Concept Plan visioning workshops. These are identified on the plan below.

DEVELOPMENT OPPORTUNITIES

- 1** Changed land use and link to the community precinct
- 2** Increased opportunity for compact residential close to town centre
- 3** Buildings to address the street and upgraded residential area
- 4** General overview of industrial area & opportunity areas identified
- 5** Two storey higher density development
- 7** River - 10km walk / sculpture trail
- 8** River walkway extension to Bilimag site
- 9** River walkway extension to growth area
-  400m radius indicative 5 minute walk
-  800m radius indicative 10 minute walk



Te Awamutu issues and opportunities

The following issues and opportunities were identified following the site visit in January 2009 and are outlined below. These along with the vision workshops have informed the development of the Town Concept Plan. The issues and opportunities are also mapped on the following pages.

	Issue	Opportunity (refer diagram)
Flooding	The industrial land located to the north east of the CBD is within a large flood hazard area. This places these businesses (a significant proportion of Te Awamutu's industrial sector) at risk of damage in a flood event.	An area of land could be identified and set aside for the relocation of industrial businesses from the flood hazard area to an area less at risk.
State Highway Traffic	The State Highway bisects Te Awamutu to the east of the main town centre. The steady flow of cars that this produces acts as a pedestrian barrier for those wishing to travel between eastern and western Te Awamutu.	Improved traffic calming and pedestrian crossing points should be established along the route of the State Highway to ensure that there is a sense of permeability between eastern and western Te Awamutu. The street planting present along the centre of Alexandra Street provides a good example of not only increased amenity, but of the establishment of pedestrian islands and improved pedestrian safety. It is noted that the Heart of Te Awamutu visioning exercise proposes to remove the central landscaping of Alexandra Street to widen footpaths
Pedestrian Amenity and Movement	The pedestrian amenity currently provided by the streetscaping along Alexandra Street (and the main streets which feed off it) drops off rapidly along the surrounding streets. Pedestrians lose the sense that they are in the centre of the town due to the discontinuation of awnings, street furniture, footpath paving etc. As a result of this, it was noticed during the site visit that in certain areas of town (in close proximity to Alexandra Street) few pedestrians were present and these areas were under utilised (such as the area to the south of Alexandra Street, along Redoubt and Palmer Streets).	The continuation of streetscaping will help to bridge existing gaps in street and pedestrian amenity. It is considered that the continuation of streetscaping (paving, awnings, street furniture etc) will help to create a distinct town centre, rather than a distinct main street. Streetscaping may help to enliven areas that currently experience minimal pedestrian traffic, and encourage walking as an attractive and viable way to navigate the CBD.
Gateways	Currently there are no obvious gateways to Te Awamutu, and the entrance into the town is dominated by industrial views.	While the surrounding mountains (particularly Mount Pirongia) provide an attractive backdrop upon entry to Te Awamutu, the gateways to the town centre are not very obvious or attractive. Creation of clear gateways will ensure that people realise that they have arrived in Te Awamutu's town centre, and that it is a place of outstanding character. The terrain in Te Awamutu is undulating, providing interesting streets and vistas. It is considered that upon entrance to the town, the terrain creates a real opportunity to add interest to the experience of arriving (or leaving) Te Awamutu. This could be enhanced through landscaping, the creation of end point vistas etc.
Legibility	The town currently feels slightly disjointed, without clear gateways or neighbourhood nodes. The legibility of parks and recreation areas located around Te Awamutu is also poor, with inadequate signage and in some cases unclear access points.	The creation of clear gateways to the town centre will improve the legibility of this central place of community interaction. Neighbourhood nodes would also help identify particular neighbourhoods within Te Awamutu. This could occur through consistency in landscaping within each neighbourhood and clear ownership of neighbourhood facilities (park, playgrounds etc). Community parks and recreation facilities could be improved through better signage, and roadside streetscaping along the edge of the park to highlight its presence.
Street trees	The landscaping of the streets of Te Awamutu is inconsistent, with some streets tree lined and some streets without any trees at all.	The continuity of landscaping throughout the town will help to create a sense of place and improve the visual amenity of all areas of Te Awamutu. A variety of tree species are used at present and this adds interest to the surroundings and should be continued in areas of new development, with consistent planting in key areas / streets contributing to neighbourhood definition.
Industrial boundary	The Fonterra Factory and other industrial land located to the north west of the town effectively acts as a boundary to the expansion of residential development in this area.	
Heritage		Te Awamutu township is surrounded by significant landmarks / places and events in New Zealand history and there is potential to bring these into the town and celebrate this history.

















Te Awamutu issues and opportunities

	Issue	Opportunity (refer diagram)
Public Domain		There is opportunity to re-evaluate the use of Albert Park and potentially consolidate recreational codes at Marist Rugby Club in a large hub. This would enable Albert Park to be opened up for more passive recreational uses.
Parking	After 10am it was difficult to find parking on the main street. While public car parking areas do exist in the CBD, these are not immediately obvious to visitors, are poorly signposted and exhibit poor pedestrian permeability to the main street.	In February 2009, a car parking review was undertaken for Council to determine whether parking supply in Te Awamutu is sufficient. This review concluded that the current supply is adequate, but future development may require additional off-street parking. In light of this, additional parking areas may need to be set aside for future growth. A multi-level parking complex shouldn't be ruled out to cater for future parking needs. In the short term, the current parking situation could be improved by better signage to existing parking lots and clear pedestrian linkages back to the main street. On-street parking could potentially be metered in the CBD to ensure turnover of vehicles utilising the parks in the centre of town.
Scale and Density	At present, all development in the town centre is under three storeys and the average dwelling is one storey (with some multi unit dwellings present in residential areas). While some may consider that such low density development is part of the rural character of Te Awamutu, in order to accommodate future growth, support the existing town centre and avoid development in productive agricultural land, more compact residential development within the existing town boundary (particularly around the CBD) will need to occur.	Compact residential development will need to occur in Te Awamutu in order to accommodate future growth without expanding out in to productive agricultural land. It is considered that compact residential development could occur in a manner that does not detract from the existing character of Te Awamutu. Such development should occur close to the town centre in locations that will enable easy access to amenities such as green space and other community services. These developments can provide a built edge to existing reserves.
Ecological (green) Corridors		There are currently pockets of green space scattered around the CBD of Te Awamutu, providing a pseudo green belt for the town. The connection of these green spaces, through consistent tree planting could create a distinct edge to town, enhancing legibility and creating an opportunity for place making.
Street Pattern		The current layout of the town, with three main streets radiating out from the centre creates a focal point for Te Awamutu and this should be enhanced. Alexandra, Arawata and Sloane Streets all come together at a roundabout that acts as an informal centre to the town. It is considered that this roundabout (and the shops surrounding it) are key to the establishment of strong character and sense of place for the town. Iconic planting / sculpture could perhaps be placed in the centre of this roundabout to highlight the significance of this junction. Currently one of the buildings cornering on to this roundabout is vacant – and this provides a real opportunity for thoughtful development of this area as a focal point in Te Awamutu through strategic use of this building.
Views		There is potential for viewshafts to be created / enhanced from the town centre down Selwyn and Churchill Streets to the river. This will create visual connectivity between the town centre and a nearby recreational / amenity area. St Johns Anglican Church, located on Arawata Street also acts as a viewshaft and locational aid within the town centre and this should be enhanced where possible.
Connectivity	Safe routes for children getting to schools need to be established. The creation of safe and efficient linkages to neighbourhood and education facilities will be an increasingly important consideration for new developers.	A new Heritage and Cultural Centre within the block of land bounded by Arawata, Mahoe and Selwyn Streets (as detailed in Heart of Te Awamutu visioning) would provide a positive contribution to Te Awamutu. However, clear connections between this new facility and the CBD need to be created so that this new area is integrated in to the town centre. In order to improve the connectivity and pedestrian amenity between these two nodes, Mahoe Street will need a makeover, not just in appearance, but also in future use (i.e. it should be more targeted at retail). The connecting street (Market Street) will also need to be upgraded to further enhance this connection.

Te Awamutu issues and opportunities

The following two diagrams show broad scale opportunities for Te Awamutu. These maps were presented as part of the public consultation / visioning workshop, for review and discussion. The maps have not been updated following the workshop as their intended function was to stimulate discussion and draw out any issues and opportunities identified by workshop participants.

KEY

-  Proposed gateway
-  Existing (informal) gateway
-  Focal point of town
-  Car parking
-  Connections through car parks
-  Under-utilised lots
-  Neighbourhood node
-  Historic building / monument
-  Culturally significant area
-  Landscape / streetscape opportunities
-  Flood hazard area
-  Potential for higher density residential
-  Neighbourhood shops / retail
-  Mixed use development
-  Existing barrier
-  State highway
-  Potential improvements for pedestrians
-  Protect / enhance significant vista
-  Stronger connection

Te Awamutu issues and opportunities

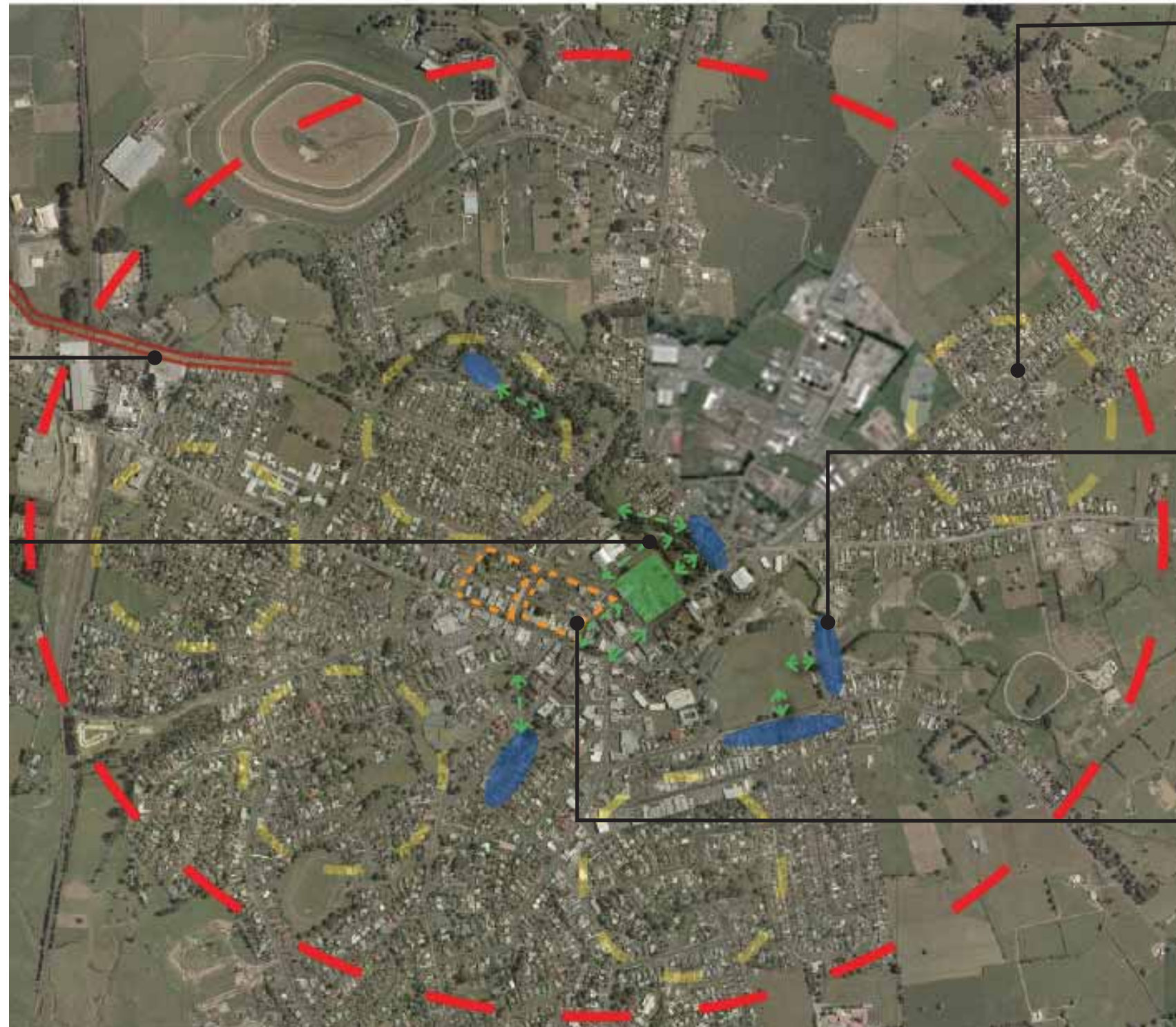
Industrial barrier to growth

The industrial facilities located to the north east of the town centre (the Fonterra Factory etc) effectively act as a barrier to residential growth in this area.

Connections

The establishment of a Heritage and Cultural Centre within the block of land bounded by Arawata, Mahoe and Selwyn Streets, will provide a positive contribution to Te Awamutu.

However, clear connections between this new facility and the CBD need to be created so that this new area is integrated in to the city centre. In order to improve the connectivity and pedestrian amenity between these two nodes, it is considered that Mahoe Street will need a makeover, not just in appearance, but also in future use (i.e. this area should be more targeted at retail). The connecting street (Market Street) will also need to be upgraded to further enhance this connection.



Neighbourhood nodes

The creation of local nodes will improve the legibility of particular neighbourhoods within Te Awamutu. This could occur through consistency in landscaping within each pre-defined neighbourhood and clear ownership of neighbourhood facilities (parks, reserves, playgrounds etc).

Housing density

Compact residential development will need to occur in Te Awamutu in order to accommodate future growth without expanding in to productive agricultural land. It is considered that compact residential development could occur in a manner that does not detract from the existing character of Te Awamutu but support the CBD and enable housing choice for an ageing population. Such development should occur close to the town centre in locations that will enable easy access to amenities such as green space and other community services. These developments can provide a built edge to existing reserves.

Mixed use

Introducing mixed use developments within the CBD will help to improve town vitality after retail hours have finished. Such development could occur with retail below and residential / office above

Te Awamutu CBD issues and opportunities

Parking

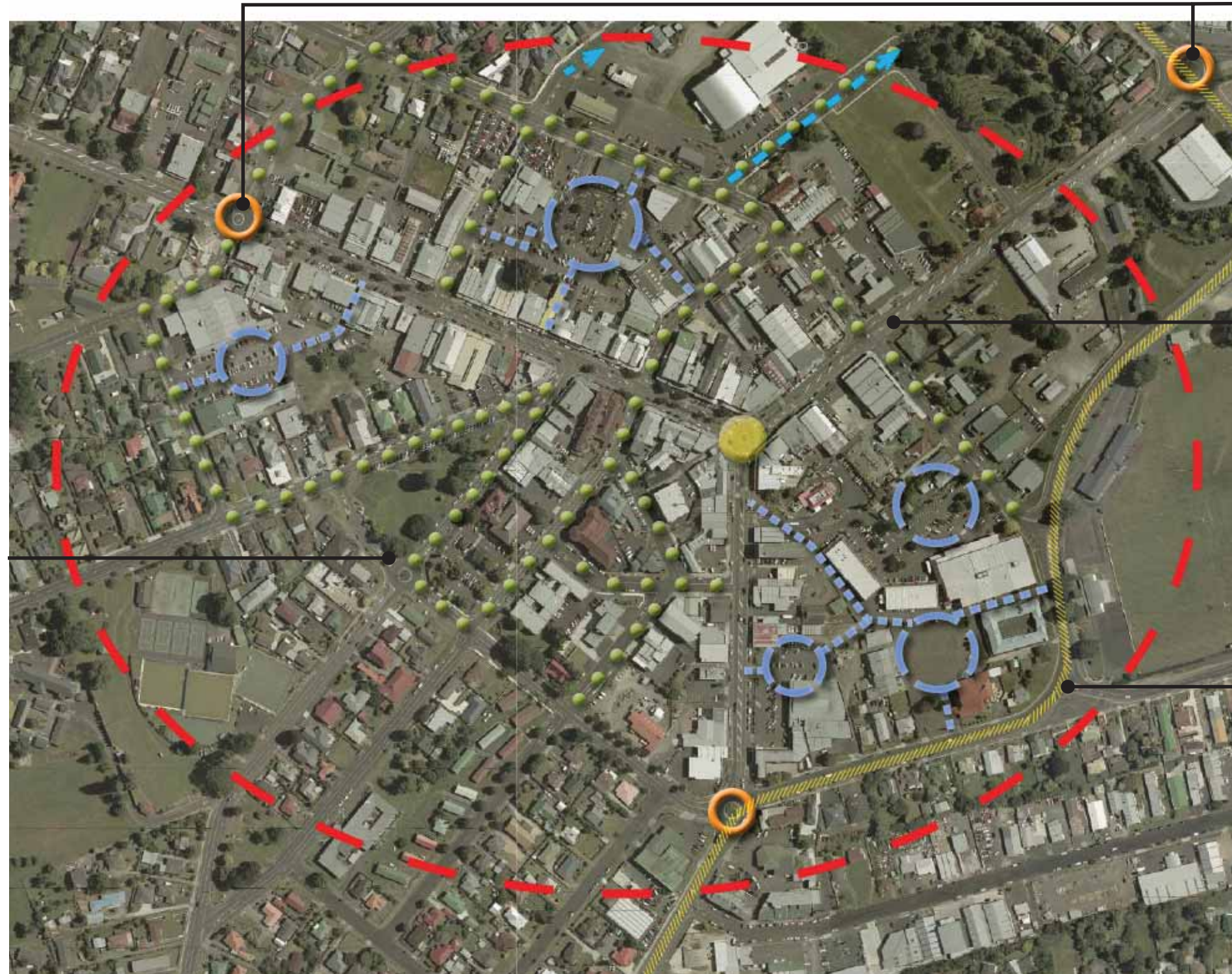
In February 2009, a car parking review was undertaken for Council to determine whether parking supply in Te Awamutu is sufficient. This review concluded that the current supply is adequate, but future development may require additional off-street parking.

Additional parking areas may therefore need to be set aside for future growth. A multi-level parking complex should not be ruled out to cater for future needs.

Short term solutions include improved signage to existing parking lots and clear pedestrian linkages back to the main street. Existing on-street parking could be metered in the CBD to ensure turnover of vehicles utilising these parks.

Pedestrian amenity and movement

The continuation of streetscaping will help to bridge existing gaps in street and pedestrian amenity. It is considered that the continuation of streetscaping (paving, awnings, street furniture etc) will help to create a distinct town centre, rather than a distinct main street. Streetscaping may help to enliven areas that currently experience minimal pedestrian traffic, and encourage walking as an attractive and viable way to navigate the CBD.



Gateways

While the surrounding mountains (particularly Mount Pirongia) provide an attractive backdrop upon entry to Te Awamutu, the gateways to the town centre are not very obvious or inviting.

Creation of clear gateways will ensure that people realise that they have arrived in Te Awamutu's town centre, and that it is a place of outstanding character.

Radial street pattern

The current layout of the town, with three main streets radiating out from the centre creates a focal point for Te Awamutu, and this should be celebrated and enhanced. Alexandra, Arawata and Sloane Streets all intersect at a roundabout that acts as an informal centre to the town. It is considered that this roundabout, and the shops surrounding it are key to the establishment of strong character for the town.

State Highway barrier

Improved traffic calming and pedestrian crossing points should be established along the route of the State Highway to ensure that there is a sense of permeability between eastern and western Te Awamutu.

Te Awamutu spatial vision (desired future character)

The visioning workshop for Te Awamutu was held on Monday 11th May 2009. The agenda included a welcome and introduction by the Mayor, short presentations from Waipa District Council and the consultants, and two workshop sessions. The first session comprised group discussions of key issues affecting the participants, with a focus on likes, dislikes, needs and challenges. The second session was preceded by a presentation from the Te Awamutu Visioning Group (below) and led to vision statements being developed by each work table for the town. The vision statements were prompted by the phrase "In 40 years' time, Te Awamutu will be / will have....."

At the workshop on the 11th May the proposed vision developed by the Te Awamutu Vision Group was presented and is outlined in the shaded box:

- Some fifty people attended the workshop.
- The outcome of the workshop is summarised in Appendix A.

Te Awamutu is renowned for a relaxed quality of life that is second to none, founded around a community that is healthy, vibrant, safe, inclusive and sustainable. It is nationally recognised as a centre of great historical significance, where its rich unique heritage is celebrated and showcased.

Te Awamutu ... rose town and national treasure.

Te Awamutu in 2050:

- A vibrant town centre – the Heart of Te Awamutu – that blends the modern and historical to provide a unique ambience. Wide footpaths and pedestrian-friendly areas provide effective and efficient linkage to an extensive recreational and cultural precinct of high quality. The shopping and dining experience is extensive but relaxed – meeting the needs of residents and visitors. The entrances to the town are impactful and inviting, and reflect a vibrant enduring community.
- A diverse, open and inclusive community, where standards of health and safety reflect very high levels of social well-being. Residents have a strong sense of identity, pride and community. Citizens are empowered, taking an active interest in their community, and leadership is evident at all levels. Te Awamutu is synonymous with success.
- Maungatautari, Kakepuku, Pirongia and the Waipa peat lakes are taonga – treasured national storehouses of biodiversity. Ecosystems are healthy and productive, and their interconnectedness supports an abundance of indigenous flora and fauna within the urban environment.
- A well-defined urban area that is distinctly separate from the rich open rural hinterland. Kihikihi is seamlessly connected with Te Awamutu, and its unique character and heritage have been retained and enhanced. Landscapes have been preserved, and are reflected in the design of the urban environment.
- A preferred location to live, work and play, where development and growth are planned and managed in harmony with the local environment. Design standards are high and meet the needs of a diverse and growing community. Recreation opportunities are abundant, catering for both active and passive needs. Facilities are of a high standard.
- Dairying remains at the heart of the local economy, where world-class practices support high levels of economic well-being and ensure environmental sustainability. There is a healthy diversity in the local economy, including a healthy and growing tourism sector which reflects Te Awamutu's status as quality destination. Residents' needs are met locally and there are extensive sustainable employment opportunities for locals.
- Education is of the highest quality, catering for pre-school through to tertiary level. Te Awamutu is recognised as a centre of educational diversity and excellence.
- The transportation network supports efficient travel, where walking and cycling are preferred methods of local travel. Quality public transport options provide effective connections with Hamilton City.

The Heart of Te Awamutu Concept Plan (opposite) illustrates public domain improvements, together with opportunities that will revitalise the town centre.

Concept Plan



The purpose of the Te Awamutu Town Centre Upgrade is to enhance and revitalise the town centre, using the following urban design principles:

- Town and town centre entry points should be reinforced through streetscape and development.
- Encourage visitors and passing traffic to stop in Te Awamutu by making entry routes clearly visible and accessible.
- Natural features and their history should be celebrated in the layout and development of an area.
- Open spaces should be visible and accessible.
- New development should be connected and accessible.
- Main street traffic should be integrated and managed with the retail function of the street.
- Carparks should efficiently utilise space and be well connected to interest areas.
- Industrial type retail should be encouraged away from the town centre where possible.



Te Awamutu: Appendix A

Outcomes from Te Awamutu – Town Plan Vision Workshop

Eight community visioning workshops were undertaken in the following towns / villages during the months of May and June with the following groups:

- Cambridge
- Te Awamutu / Kihikihi
- Ohaupo
- Pirongia
- Hui with iwi representatives
- Te Awamutu College
- Cambridge High School
- Kihikihi residents

The purpose of these workshops was to introduce the local communities to the Town Concept Plan phase of the Waipa 2050 project. ...

The workshop agenda was as follows:

Overview of how the Town Concept Plans fit with the Growth Strategy, by WDC (Fiona Hill – Project Manager Waipa District Plan Review)

Presentation by Beca summarising analysis / issues / opportunities of the town / village (Lynne Hancock/Annette Jones)

Presentation by a representative of Te Awamutu Vision Advisory Group on the Draft Te Awamutu vision statement and the process for preparing the statement (Merv Gyde).

PART A – KEY ISSUES

Workshop participants were split into groups (each group at a separate table). They were asked to discuss what they see as the major issues affecting their area.

Workshop participants were asked to answer the following questions:

- What do you like most about your area?
- What do you like least?
- What do you think the town needs – and where?
- What are the barriers or challenges to achieving improvements?

A facilitator recorded the discussion and reported back at the end of the session.

PART B – DESIRED FUTURE CHARACTER

Workshop discussion

Groups were asked to review the draft vision statement – and note if there is anything they wanted to change or add.

Refine the vision statements

Taking the presentation of the vision statement as a starting point, individuals were asked to record their own ‘wish list’ for the future, focusing on the issue that are most important to them. This could take the form of “In 40 years’ time [my town or area] will be / will have....”

The facilitator put all the vision statements on a large piece of paper.

Workshop discussion

Groups were then asked to discuss how they see the issues they identified being addressed – how can we get from ‘now’ to the future that’s described in the vision statement? What specific measures do they suggest?

Report back

Conclusion and Thanks

Results from the Workshop

The outcomes from the visioning workshops, including the key issues (likes and dislikes), needs and challenges, and the desired future character, are outlined below.

Attendees

The Te Awamutu / Kihikihi Visioning Workshop was attended by 24 people. For the workshop discussion the group was split into five tables (four tables for Te Awamutu and one table for Kihikihi). A further visioning workshop was held for the residents of Kihikihi and therefore all of the Kihikihi analysis will be done independent of Te Awamutu. The overall Town Concept Plan will combine Te Awamutu and Kihikihi together however the differing needs, wants and future visions will be identified separately.

Key Issues

All groups were asked to identify the key issues currently affecting their town. This was broken down into a list of both likes and dislikes. The information below gives a general outline of the key issues raised, before outlining the key likes and dislikes of their towns / areas as identified by participants.

The open space, beautiful views and the excellent sporting facilities were identified as being important about Te Awamutu. A real sense of community was noted, along with a relaxed rural atmosphere. Some of the issues identified included the lack of connectivity to the CBD, a lack of youth activities and the general untidiness of the streetscape (including central industrial areas). Unsurprisingly, transport was also raised as an issue, with trucks down the main street being disliked by many. The issue of public transport was also raised by one group.

Likes and Dislikes

Land Uses

A range of services, including health facilities and the Kainga Aroha Community House were perceived to be positive for Te Awamutu. Sporting and recreational facilities including the velodrome, polo grounds, events centre and memorial park were liked by many participants. The fact these facilities are close to the town centre was identified as making these facilities even better. One group also liked the fact there is space available within Te Awamutu to expand commercial and industrial activities.

The lack of a civic centre or sheltered gathering area was raised by a number of participants as a dislike. The lack of a focal point in the town was also noted. Other dislikes included the ad hoc structure and setting out of industry and housing and the subdivision of prime dairy land into small blocks. The disaggregated industrial areas were also seen to be a negative part of the town.

Buildings (built form)

In general the built form of Te Awamutu was liked. The streetscaping on the main street was liked by most participants along with the collection of heritage buildings scattered throughout the town. Other aspects of the built form that appealed to residents is the fact it is not too overwhelming, rather buildings are at a personal scale. It was noted however that the central area does need some improvements 'dressing up' - some participants noted that the main street is looking tired and unattractive. It was mentioned by one group that the old post office and railway station areas were also run-down and in need of improvement so they could be utilized again. Overall 'poor housekeeping' was noted by many participants as something to address.

Natural Character

Views and landforms and the feeling of open space were raised as likes by all groups at the workshop. One group especially liked the variation in topography surrounding Te Awamutu.

Trees and Landscaping

Overall the landscaping and trees were liked by participants. However, one negative aspect was raised by one group, regarding trees on the main street. It was said that the species of tree currently along the main street are not appropriate and should be removed.

Traffic and Parking

The abundance of car parks and close proximity of these parks to services was noted by participants. The fact that there are no traffic lights in Te Awamutu was also identified as a positive. Trucks down the main street along with the lack of public transport to areas such as Kihikihi were noted as dislikes (though one group wanted trucks to continue to go through the town). Lighting down the main street was said to be distracting for drivers, especially in wet weather. Comments on the Western Arterial were made, is it needed or not? While another participant made the point that a bypass would separate industry reducing the chances to live work and play. A lack of bike stands on the main street was also raised.

Pedestrian safety and amenity

The formal and informal pedestrian crossing points were liked by many participants making access across the main street much easier to achieve. The pathways for pedestrians and cul-de-sac streets which restrict through traffic were identified as a positive for pedestrian safety and amenity. Overall, the pedestrian environment in the main street was seen to be pretty good with one exception being the 'Alleyway' which is perceived to be very dangerous for pedestrians.

Access to surrounds

Access to surrounds was not so positive. A lack of clear walkway connections from existing car park areas to the main street was noted, along with limited connectivity between the main street and nearby amenities.

Village Character

A sense of community and rural atmosphere was noted in Te Awamutu. This is due to the open space and smallness of the town. Community spirit was perceived to be alive and well in Te Awamutu.

Needs and Challenges

Along with the likes and dislikes, participants were asked to identify what they thought their town / villages needs. They were also asked to identify the barriers or challenges to achieving these improvements.

Needs

A number of needs were identified by participants. These needs include:

- Mixed use development in the CBD
- A gathering space for people of all ages
- Investment in community organisations to provide long term services
- A community centre to hold events, shows
- A proper gateway into the town
- Continued connectivity between the town and countryside
- A sculpture park / pioneer walk / public gardens
- Lighting on intersections
- More integrated cycle and pedestrian linkages
- Park and ride at railway station
- A comprehensive process for transportation
- Better access for the disabled around the CBD
- Outdoor pool
- Wider footpaths
- Additional signage around Te Awamutu
- Colourful paving, sculpture and cultural awareness

Challenges

The challenges and barriers identified by workshop participants were similar across the groups. Unsurprisingly, funding was identified as the greatest challenge. Other challenges identified by the participants included:

- A lack of visitor accommodation
- Rural land being subdivided
- General Growth
- Roading and transport
- Schooling
- Inappropriate land use
- The flood plain
- Land owners resistance to change

Desired Future Character

Participants were asked to draft up a vision statement for their town / village. The vision statement looks towards the future and provides a statement which represents how they want their town / village to look and feel in 40 years time. The following is a list of vision statements produced by individuals.

In 40 years time Te Awamutu will be / will have:

Investment in the less visible areas of social need so that the visible areas are supported and thriving

A heritage hub, strong historical identity where people are well connected to the CBD and surrounding urban areas, experience a mix of work and play in a colourful environment

Provision for theme e.g. "Frontier heritage history", places to explain and to relax while learning about heritage - traffic needs sorting

Genuine by-pass and attractive CBD is needed, i.e. reason to go there and relax for a while (open places, cafes, quiet places)

A lively town centre that draws young and old people back to the centre of town, day and night

A large open "square" sheltered and surrounded by service outlets, toilets or interest art café/bars. More attractive gardens, no trees in main street, replace with sculptures and maybe murals on some blank walls especially on the entrance to the town.

Te Awamutu will be leading the country in diversity, industry cultural initiatives, urban design, transport, education and sporting facilities. The town will have a passion to participate and lead.

In 40 years Te Awamutu will be a community of accessible and distinct precincts providing for the diverse economic, cultural and recreational needs of its people.

Te Awamutu College

Outcomes from Te Awamutu College – Town Plan Vision Workshop

Eight community visioning workshops were undertaken in the following towns / villages during the months of May and June with the following groups:

- Cambridge
- Te Awamutu / Kihikihi
- Ohaupo
- Pirongia
- Hui with iwi representatives
- Te Awamutu College
- Cambridge High School
- Kihikihi residents

The purpose of these workshops was to introduce the local communities to the Town Concept Plan phase of the Waipa 2050 Project.

The workshop agenda was as follows:

Fiona Hill did a short presentation to the students before directing the students on what they were to discuss.

PART A – KEY ISSUES

Workshop participants were split into groups (each group at a separate table). They were asked to discuss what they see as the major issues affecting their area.

Workshop participants were asked to answer the following questions:

- What do you like most about your area?
- What do you like least?
- What do you think the town needs – and where?
- What are the barriers or challenges to achieving improvements?

A facilitator recorded the discussion and reported back at the end of the session.

PART B – DESIRED FUTURE CHARACTER

Vision Statements: Individuals were asked to record their own 'wish list' for the future, focusing on the issue most important to them. This could take the form of "In 40 years' time [my town or area] will be / will have..."

The facilitator put all the vision statements on a large piece of paper.

Workshop discussion

Groups were then asked to discuss how they see the issues they identified being addressed– how can we get from 'now' to the future that's described in the vision statement? What specific measures do they suggest?

Report back

Conclusion and Thanks

Results from the Workshop

The outcomes from the vision workshops, including the key issues (likes and dislikes), needs and challenges, and the desired future character, are outlined below.

Attendees

A group of around 15 students participated in the workshop.

Likes and Dislikes

Each group was asked to discuss and write down what they like and dislike about their town (area they identify with) currently. The results for each area are grouped below.

Students of Te Awamutu College really like the Regent Theatre in the town. The cherry trees, heritage (including old buildings) and the green space / parks were also noted by students. Overall the students liked that Te Awamutu is a tidy, yet busy town with a good recycling system, a movie theatre and great deal of historical heritage.

A lack of food 'joints' and abundance of hairdressers and sushi shops was noted by students as negative aspects of Te Awamutu. More concerning was the reference to 'thugs', with students staying there are far too many in Te Awamutu, and stating that it is easy to buy illegal drugs. There was a belief that the industrial sections throughout the town take away from the Rosetown image. The skate park was also said to be old and cracked.

Needs and Challenges

Along with the likes and dislikes, participants were asked to identify what they thought their town / villages needs. They were also asked to identify the barriers or challenges to achieving these improvements.

Needs

A number of needs were identified by the participants. These needs include:

- New and improved job opportunities
- More recreational places / activities and an upgrade of sports equipment
- More fast food joints
- Upgrade the golf course
- More teen outreach programmes
- More public toilets
- Establishment of Council-Student forums
- Upgrade the skate park
- Have more community involvement in education
- Create a graffiti wall for creative tagging and tag bombs
- Build a bigger library
- Repair the road, footpaths and install better bus stops
- Create a place other than school for students to study and hang out.

Challenges

The challenges and barriers identified by students differed from other groups. These challenges include:

- Recession
- Vandalism
- Schools networking between different age groups / schools and community
- Maintaining small town unity while evolving to meet the needs of the future
- Vision
- Transport Needs
- Bad people

Desired Future Character

Participants were asked to draft up a vision statement for their town / village. The vision statement looks towards the future and provides a statement which represents how they want their town / village to look and feel in 40 years time. The following is a list of vision statements produced by individuals.

In 40 years time Te Awamutu will be / will have:

In 40 years time Te Awamutu and Kihikihi will have a bigger population and that means more houses and more shops. If there are no shops there will be not enough employment for youth.

In 40 years time TA won't have changed much by looks, but it will have a lot more to offer for teenagers/youth. Public transport options will also be more prevalent.

Be able to go from one place to another (e.g. from Town to Kihikihi) without a lot of difficulty. More eco-friendly.

In 40 years time TA will have more places that teenagers/youth can go to for recreation or study etc. It will still have a balance between the historical /heritage side of the town and the modern or future aspects.

In 40 years time TA will:

- Still have the same look
 - Kinda modern
 - Vintage/heritage
- Transport needs would be met
- More teenage places / recreation
- Clean and tidy
- Eco-friendly

Transport will be easier and people that cannot drive will still be able to get here to there whenever. More people will be using bikes and other non-polluting transport as hopefully our town will have cycle lanes.

Youth friendly place where we can spend time doing creative things

In 40 years time our town will remain clean and green. Still have intermission at the movies will have a variety of shops to choose from and provide everyone with clothes etc without having to drive to town. There will be a place teenagers can relax at, or study away from home.

In 40 years time Te Awamutu will be:

- Larger, population wise and economic growth from new jobs created by the population. The town's walls may expand as there will be a need for more space.
- More community based projects integrated with schooling allowing students to apply their skills, expand their knowledge and make a difference.

In 40 years time Te Awamutu will have a larger population and more businesses (e.g. food businesses, Pak 'n Save, paintball and mini golf) and resources (e.g. bigger library) while still retaining a sense of community cohesion. This will be created by creating better links and resulting projects between all groups, schools and organisations and having a strong motivated groups of youth.

In 40 years time Te Awamutu will be / will have more pubs more liquor stores and more fish and chips with a bigger rugby stadium and bigger fitness.

You are now entering Te Awamutu 2050:

- More food joints
- Larger community
- Maybe a large industrial factory
- Bigger population

In the next 40 years I think Te Awamutu and Kihikihi will be linked as one big town but will have a very similar feeling as Te Awamutu has today, due to its bigger area.

Te Awamutu Wananga

Draft Outcomes from Wananga – Town Plan Vision Workshop

A wananga was held at the Raukawa Trust Board offices in Te Awamutu on 12 June with approximately 15 members of local iwi. The purpose of this was to gather input on likes and dislikes, needs and challenges and vision for the future of each town. This workshop was organised and run in a similar way to the Town Concept Plan Vision Workshops with an overview of how the Town Concept Plans fit with the Growth Strategy, by WDC (Fiona Hill – Project Manager Waipa District Plan Review) followed by a presentation by Beca summarising analysis / issues / opportunities of each of the towns / villages (Fiona Murray). The following is a summary of the outcome of the workshop;

Likes and Dislikes

The Te Awamutu and Kihikihi group had a long list of positive things to say about this area. These included the shopping and medical centres, the Wananga and Schools, the Maori Catholic Service at the Church, Matariki Hospital and the Events Centre. Overall the facilities that are provided in Te Awamutu were considered to be really good. The small rural town character of this area was also noted, such as owner occupier shops, along with its proximity to larger areas. The acknowledgement of history in the town was perceived to be good.

Specific to Kihikihi, the following things were liked; the landmark statue Rewi Maniapoto, the size of the area and clean public toilets. It was noted that retaining a distinct identity for Kihikihi is very important.

The dislikes raised by the group predominantly centered on the lack of cultural awareness in the centre of town, the lack of carvings, the incorrect spelling of Maori names and the emphasis on military / colonization history. Other dislikes included the lack of public transport, empty buildings and the lack of residential living close to the town. The low social economies, a lack of jobs in the area and segregation between ethnic groups were also identified. The sewage ponds and dirty streams were also noted as concerns.

Needs and Challenges

Acknowledgement of famous / influential Te Awamutu and Kihikihi people (past and present) was seen to be important. Other needs and wants included a Maori village / tourist centre, Kura Kaupapa, Maori education and a review of the history of rohe that acknowledges the tangata whenua history of the region. The identity of Kihikihi is an important matter to residents, and ensuring that Kihikihi remains a separate entity from Te Awamutu is essential. An accident and emergency centre and a better museum were also raised as potential wants / needs.

Funding and resourcing were identified as a major barrier. The fabric of the community was mentioned as a concern, with an aging population restricting the town in some ways. The idea of Maori Council members was discussed and seen to be a positive way to ensure some of these needs and wants are implemented.

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