

TE KUITI

TOWN CONCEPT PLAN



Executive summary

This is your plan generated to guide the changes that Te Kuiti faces over the next 15 years.

Te Kuiti is a special place where the natural elements - the river, hills and limestone remnants are not far away. Currently around 4,700 people live in Te Kuiti. Population projections signal that this figure is likely to remain stable.

Looking into the future and in the face of changes, we heard from you that it is important to;

- Revitalise and attract more people into Te Kuiti.
- Identify areas where small changes would make a large improvement to Te Kuiti.

Te Kuiti Today

Captured in this Concept Plan are the features and issues of Te Kuiti which we know about and those that you shared with us;

- History is tied to the Mangaokewa Stream and the significance of history of place to mana whenua.
- Benefits and issues of being located on the State Highway.
- The town is divided by the railway line and the State Highway.
- The main shopping strip is long and the commercial area is spread out over a wide area.
- It is renowned as being the sheep shearing capital of the world.
- Features like Brook Park, Mangaokewa Stream, Redwood Park and the Mangaokewa Reserve are currently hidden.

Key Moves

We have represented your ideas for how Te Kuiti could be improved or strengthened in the following four Key Moves;

- How to improve the town centre by building on the existing character.
- Developing a strategy to further improve all gateway entrances.
- Increasing the number of safe and accessible routes in and around the Te Kuiti Town Centre.
- Ways to strengthen connections with the Mangaokewa Stream.

Future Te Kuiti

These moves will shape the Te Kuiti of the future, a town with a well defined entry, including a sign that makes visitors want to turn off to experience the vibrant and thriving town centre.

A pathway along the Mangaokewa Stream will provide an attractive feature alongside a network of paths that take you to different destinations within the town, with plenty of seating and picnic opportunities. Visitors passing through will stop for a coffee and take time to enjoy the beautiful gardens and amenities that the town has to offer.

The cultural heritage and significance of Te Kuiti will be celebrated and reflected through different features within the town. It will be a town where the presence of the natural environment is evident and it remains a town 'where legends are made' and celebrated.

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What you love about Te Kuiti...



"Like the new tourism focus"
"The gardens on Rora Street and nearby streets are very attractive"
"We now have a focal point in the beautifully restored railway station and the Sir Colin Meads statue"



"Like the gardens"
"The Mangaokewa is clean compared to many rivers, and a great attribute of the town"

"The scenery around Te Kuiti is beautifully varied"
"Lots of nice people"



"Te Kuiti is one of the few NZ towns which has a beautiful historic whareniui right at the end of the main street, at the Te Tokanganui-a-noho marae."



01

Introduction

What's the Vision?

The Council's Vision for the Waitomo District is "Creating a better future with vibrant communities and thriving business". The intent of the vision is to make the District an attractive place that people will want to come and visit, work and live in. The Moves, Actions and Plans (MAP) in this document provide direction on 'how' this Vision can be achieved in Te Kuiti. The Key Moves align with the community outcomes identified in the Long Term Plan to meet Council's vision. A summary of these community outcomes is contained in the Appendix at the back of this plan.

How has this Concept Plan come about?

The Council identified early on in the District Plan review process that it was important to have a strategic approach. This Concept plan provides this approach for Te Kuiti.

The Concept Plan has been developed in conjunction with the community, tangata whenua, Council staff, Councillors and stakeholders.

A MAP for the future:

The Concept Plan identifies the key features of Te Kuiti and the known challenges / issues. Using this information as a starting point, 4 key strategic Moves/directions have been identified. The Moves are as follows:

- Move 1: Improve the Town Centre by building on the existing character.
- Move 2: Develop a strategy to further improve all three gateway entrances.
- Move 3: Increase the number of safe and accessible routes in and around the Te Kuiti Town Centre.
- Move 4: Strengthen connections with the Mangaokewa Stream.

For each Move, several Actions have been suggested. A Plan for how each of the actions will

be realised is also presented. The Plan is prioritised in terms of what actions can happen soon and which actions are likely to happen later.

Underpinning these moves, actions, and plans is the need for infrastructure (including electricity supply) that is well planned, safe, and resilient.

In addition to the key moves the Concept Plan also provides the framework for the District Plan. It includes some ideas for draft zoning and it also identifies the key policy and rule changes required to achieve the key moves.

How will the MAP be used?

The MAP will be used to provide a cohesive way forward for Te Kuiti. It provides direction for Council on how public areas (such as parks, roads, and walkways) can be developed. It also tells Council which areas the community of Te Kuiti want to develop and in what order. This helps Council, and other infrastructure providers, to plan for infrastructure in an integrated manner. It provides community groups with a common basis for community projects. For people who are wishing to develop in Te Kuiti, it provides a blueprint for where and what the community want to see developed. In addition to all of these things, it will help both the Council and the community develop our new District Plan. It is a launch pad for the future!

Timeframes

It is anticipated that the Concept Plan will run for the life of the District Plan ie: 15 year framework with the ability to update if needed.

Context: Location and History

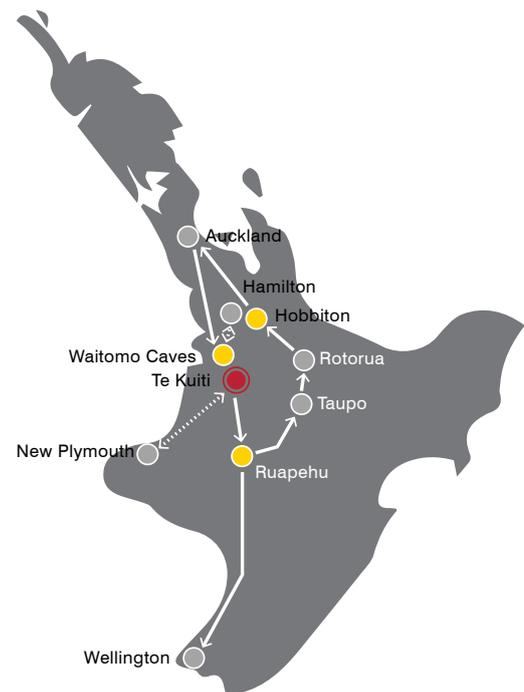
Key features are:

- Te Kuiti is a rural service town between Hamilton and New Plymouth and is uniquely positioned close to Waitomo Caves Village which has 600,000 visitors per year.
- In 1887 the main trunk railway line reached Te Kuiti, where a camp was set up to house construction workers. This formed the nucleus of a busy new township. Te Kuiti was the end of the line until 1894, when the tracks reached the Poro-o-tarao tunnel to the south-east. The workers departed and Te Kuiti became much quieter.
- The town's fortunes revived after farms were established to the south and west from the late 1890s. The population grew from 1,266 in 1911 to 1,982 in 1916. Te Kuiti became a self-governing borough in 1910.
- Te Kuiti has branded itself as the sheep-shearing capital of New Zealand based on the predominance of sheep farming in the District. During the town's annual Great New Zealand Muster, between 1,000 and 2,000 sheep run down the main street.

Some of the issues are:

- Visitors to the Waitomo Caves do not travel as far as Te Kuiti.
- Visitors travelling south tend to bypass Te Kuiti to stop at other centres.
- The train does not stop in Te Kuiti - passenger services ceased in 2012.

Pages 17-31 suggest how we implement this, pages 36-40 give detailed information.



The main trunk rail line and state highway running through the centre of Te Kuiti are a key defining character for this regional service town.



Nestled in a valley, Te Kuiti's original name was Te Kuititanga, meaning the "narrowing down" or "thoughts of the people".

Context: Mana whenua

Key features are:

- Te Kuiti lies on an area known to Māori as Pukenui. The original Te Kuiti was situated at the mouth of the Mangaokewa Gorge and was called Te Kuititanga. The name is said to mean “the narrowing in or closing in”, and refers to the closing in of the hills as the locality is approached from the north.
- Te Kuiti was the headquarters for paramount Maniapoto chiefs, Wahanui Huatere and Tāonui, who were instrumental in the opening up of the King Country to the railway and the North Island Main Trunk Railway Line.
- Following the siege of Orakau in 1864, the “kingite” warriors took refuge in and about Te Kuititanga, and for some time, the valley was the temporary headquarters of Tāwhiao.
- It was also to this area that the prophet Te Kooti fled in 1871, and in return for sanctuary and he left as a gift for the Maniapoto people, Tokanganui a Noho, the carved meeting house which now stands at the south end of Te Kuiti's main street.



1 Te Tokanganui a Noho Marae

2 Motakiora Pa

3 Te Kumi Marae

Some of the issues are:

- Focus on people and their interactions and connections with the Mangaokewa Stream.
- Improved reference to Māori history and sites of significance.
- Traffic issues around the marae and parking congestion during big events.

Pages 17-31 suggest how we implement this, pages 36-40 give detailed information.



Front view of the carved meeting house Tokanganui a Noho, built by the followers of the prophet Te Kooti.



Interior of Tokanganui a Noho meeting house. Shows kowhaiwhai (rafter patterns), painted wood carvings and tukutuku (lattice work) on the walls.

Context: Natural Environment

Key features are:

- Te Kuiti is nestled in a valley with the Mangaokewa Stream, State Highway 3 and the electrified Main Trunk Line bisecting the town.
- The scale of the surrounding hills, trees and the limestone are significant features.
- The surrounding hills are ever present and there are key rural views from the town up into the surrounding landscape.
- Mangaokewa Stream, the Redwood Park and the kahikatea groves entering Te Kuiti from the north are differentiating natural features.
- The reserves are a significant asset and well located in the town.
- The national Te Araroa walkway passes through Te Kuiti.

Some of the issues are:

- There are limited opportunities to see and connect with the stream from State Highway 3 or the main commercial area.
- The Brook Park entrance and the scale of this open space are not evident when driving past.
- Areas of land instability and potential river flooding.

Pages 17-31 suggest how we implement this, pages 36-40 give detailed information.



Views along the Mangaokewa Stream



Limestone is a feature of the wider area around Te Kuiti



The surrounding hills are present looking from all points in the town



Limestone features in the town centre referencing the limestone in the surrounding hills



Walkways and bridges have been formed across the Mangaokewa Stream

Context: Built Environment

Key features are:

- The historic railway station, including the visitor centre, cafes and adjoining public spaces.
- Specialty shops are located on the east-west cross connecting streets between Rora Street and the Mangaokewa Stream.
- The marae, the restored rail station and the WW2 memorial bridge are significant features.
- The unique nature of the railway cottages clustered at the northern end of town could be featured.
- Potential to strengthen the existing themes (limestone, sheep farming) and character elements through Te Kuiti.
- With visible industrial features, industry and a working culture are a key presence in the town.

Some of the issues are:

- The rail lines and associated land occupy a large area in the centre of Te Kuiti – with limited pedestrian connections (350 metres apart).
- The entries into Rora Street, which links to the town centre, are easy to miss and visually confusing.
- There is a lack of consistent directional signage to assist pedestrians identifying walkways. Overall, signs on the main routes are confusing.
- The pedestrian rail overbridge provides a physical connection but does not add to the attractiveness of Te Kuiti.
- Looking from SH3, the restored heritage railway station is hidden by planting and other structures.
- The shops along Rora Street, face south with the footpath exposed to the south-west wind.
- The main shopping strip, Rora Street, is long and the commercial area is spread out over a wide area.
- Industry provides an important employment option, but the amenity of some industrial areas could be improved, such as along key routes in Te Kuiti.



Buildings dating from when the railway was built still line Rora Street; As it is south facing the footpath is generally in shade.



The Sir Colin Meads statue and the upgraded rail buildings have created a north facing plaza space and a destination for visitors.

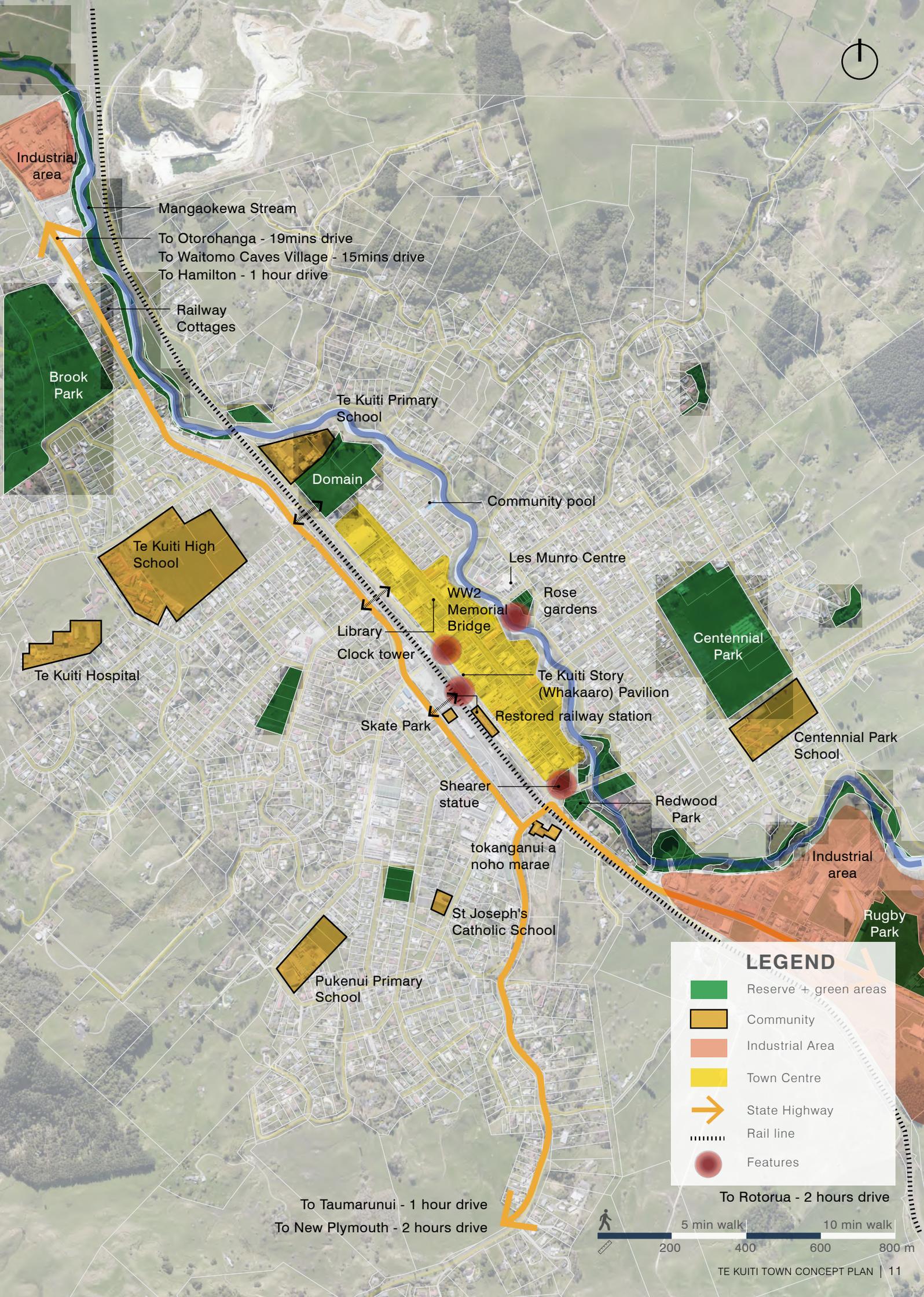


A skatepark, old railway building and adjoining vacant land provide an opportunity for re-development.



Railway cottages are a key feature along the entrance to Te Kuiti from the north.

Pages 17-31 suggest how we implement this, pages 36-40 give detailed information.



Industrial area

Mangaokewa Stream

To Otorohanga - 19mins drive
To Waitomo Caves Village - 15mins drive
To Hamilton - 1 hour drive

Railway Cottages

Brook Park

Te Kuiti Primary School

Domain

Community pool

Te Kuiti High School

Les Munro Centre

Rose gardens

Centennial Park

Te Kuiti Hospital

Library
Clock tower

WW2 Memorial Bridge

Te Kuiti Story (Whakaaro) Pavilion

Centennial Park School

Skate Park

Restored railway station

Shearer statue

Redwood Park

tokanganui a noho marae

Industrial area

Rugby Park

Pukenui Primary School

St Joseph's Catholic School

LEGEND

- Reserve + green areas
- Community
- Industrial Area
- Town Centre
- State Highway
- Rail line
- Features

To Taumarunui - 1 hour drive
To New Plymouth - 2 hours drive

To Rotorua - 2 hours drive



Context: Economic environment

Key features are:

- The Commercial Zone faces east-west and is stretched along the length of Rora Street. The north-south facing precincts of King and Sheridan Street have the potential to provide enhanced connection to the Mangaokewa Stream. The streets with a north-south orientation provide an enhanced retail and pedestrian environment as they get more sun. The recently refurbished railway buildings provide a new focal point for the town centre, and this has been supported by the addition of the Sir Colin Meads statue.
- Population projections suggest little change in the number of residents over the next 20 years. This steady state means that Te Kuiti has the enviable position of being able to consolidate on the economic basis that it currently has by focusing on making the town centre more commercially attractive and promoting industrial areas for redevelopment.
- Previous land use planning decisions have allowed a small commercial area to develop in the northern part of the town and industrial activities to scatter throughout residential zones. Pockets of commercial and industrial development are also strung along State Highway 3.

Some of the issues are:

- Just over one out of every two retail dollars generated in the District by local residents is spent out of the District – the District loses 51% of generated retail spend.
- Expenditure is expected to grow over the next 20 years. However, Te Kuiti needs to take advantage of its existing market potential and opportunities for this spend to stay in town.
- Based on current demand, Te Kuiti can sustain 9,700m² of retail gross floor area (GFA). The town currently has double that amount.
- In July 2018, 26% of Te Kuiti's retail space is vacant which is very high. This is a reflection of both too much retail GFA and the centre not attracting enough shoppers.
- The Commercial Zone is too large for the population it serves. There are 10.1 hectares zoned Commercial at the moment but only 4 hectares (factoring in the existing large format stores at the western end of the centre) are required out to 2038.
- Some reconciliation of the amount of Commercial zoned land in Te Kuiti is required. Advice from Property Economics is 2.16 ha of land is required to provide a commercial 'heart' to the commercial area of Te Kuiti. Where should this be located?
- There is a lot of industrial land, but anecdotal evidence suggests that these areas need to be redeveloped, or reconsidered to provide for smaller industrial units.

Pages 17-31 suggest how we implement this, pages 36-40 give detailed information.



03

What you told us.....

"Skatepark needs to be around where people are"

"Utilise railway tracks/area better and connect the skate park with the buildings"

"Could make a youth hub in the Railway buildings"

"More community art"

"Important for our residential areas to be attractive/ safe"

"Brook Park is underutilised"



"Lots of vibrant different colours"

"The stories of the pre-European Te Kuiti area are fascinating"

"We must do something to entice tourists to stay and spend local"

"More travellers would turn into Rora Street if the signage at either end of town was more striking and informative"

Community involvement

Two open days were held on the 21st and 22nd December 2017. A third open day was held on 14 February 2019 to receive further feedback on this document. Maps, posters of the features, issues and opportunities for shaping Te Kuiti into the future were displayed and Council staff were present to assist with any questions and receive feedback from residents and the public.

An ideas board captured thoughts and suggestions on ideas for the Te Kuiti township as well as individual feedback slips. These responses have helped determine the future character of Te Kuiti and what Key Moves are required to get there. The main issues raised are summarised below with the corresponding Key Move; these are expanded and illustrated in Section 4.

- Access to the stream [Key Move 4](#)
- Improving key pedestrian paths [Key Move 3](#)
- Making the railway crossings safer for pedestrians [Key Move 1 and 3](#)
- Better signage [Key Moves 2, 3 and 4](#), PDP
- Improving connection with the skatepark [Key Move 1](#)
- Enhancing the railway cottages [Key Move 2](#)
- Making Brook Park more visible [Key Moves 2, 3 and LTP](#)
- Need to attract more people and businesses onto Rora Street [Key Move 1 and 2](#)

Some of the issues are being addressed through other Council processes including:

Long Term Plan (LTP) - outlines what will be done over the plan's 10 year period, reasons and their costs including key projects such as infrastructure upgrades to parks and other public facilities, the reasons for Council to do these projects and their cost.

Proposed District Plan (PDP) - The operative District Plan is currently being reviewed and modified. This document sets the framework for managing land use and development within Waitomo District. The maps identify where actions are being addressed through the LTP and PDP.

The MAPs identify where actions are being addressed through LTP and the District Plan.

Iwi Engagement

A meeting was held with representatives from Te Tokanganui a Noho Marae on 20 December 2017. Issues raised have been actioned, either integrated into the Concept Plan Key Moves, or followed up by Council. Key points raised for consideration in the Concept Plan were:

- The need to focus on the economic good and vibrancy of the township. ([Key Move 1](#))
- Strong gateways into Te Kuiti which also reflect the cultural heritage eg Pou and carved gateways. ([Key Move 2](#))
- Dislike of the disconnection that the railway caused. ([Key Move 3](#))
- Concerned about the traffic issues around the marae and the parking congestion during big events. ([Key Moves 1 and 3](#))
- Agreed that a stronger focus on the Mangaokewa Stream would be appropriate and being able to walk along the stream was considered important. ([Key Move 4](#))
- The marae is a focal point and an iconic part of the town's cultural fabric. Historic figures deserve more recognition and celebration and more cultural reference to our past and present. ([Key Move 1](#))

Key Moves

How do the Key Moves work?

The Key Moves provide themes which capture the Actions and Plans which were identified by the community as being important to support future development and growth in Te Kuiti. The following section provides further details on what has been identified as the MAP for Te Kuiti, with related maps and ideas of how these could be applied.

All of the identified Key Moves are equally important and need to be considered in unison to meet Council's Vision of "Creating a better future with vibrant communities and thriving business".



How will we do it?

Section 5 provides details on what methods will be used to implement Te Kuiti's MAP and the priority that has been given to each of these.

There are also opportunities for some of the identified Actions and Plans to be led by the community where appropriate.

Key Move 1

Improve the Town Centre by building on the existing character

The community suggested these actions to implement Key Move 1:

Action A:

Consider how the character and physical environment of Te Kuiti can be strengthened with the input of iwi and other stakeholders i.e. youth council and business owners

The suggested plan is:

- i. With the input of iwi and other stakeholders including the Youth Council, refine and utilise a colour palette to improve the main street and encourage murals and local artwork.
- ii. Identify and support the retention of significant modern and historic architecture and cultural buildings e.g. Marae.
- iii. Review trees that define Te Kuiti and add further street trees and planting.
- iv. Review the seating and street furniture in the town centre area.
- v. Establish a dedicated Town Centre Volunteer Committee to champion the proposed changes and the initiatives.
- vi. Decide on a Council Strategy or Policy for derelict buildings, sites which require cleaning up and empty shops.
- vii. Establish a rates remission scheme to help new businesses establish.
- viii. Suggest that Op shops remove cardboard boxes and tables from the street as unsightly.
- ix. Remove the mural next to the Super Value.
- x. Promote verandahs as an important component of the CBD.

Action B:

Positively reinforce the cultural heritage of the area.

The suggested plan is:

- i. Use the Marae as a focal point in town.
- ii. Have more input from the community about the process of naming streets in the community (e.g. correct spelling of Waiteti).
- iii. Positively reinforce cultural heritage, and make these figures legendary.
- iv. Positively reinforce cultural heritage in the CBD and gateways.

Action C:

Identify development opportunities and land uses for key locations, i.e. the central portion of the Town Centre

The suggested plan is:

- i. Decide on a theme for Te Kuiti which connects across the township, parks, the stream and public spaces.
- ii. Improve the vehicle and pedestrian access into and out of the main street in particular the SH30/3/Rora Street intersection.
- iii. Add specific short term RV parking north of the toilets and add 'pay as you go' gas BBQs and picnic tables.
- iv. Consider whether the skate park on the land by the railway is in the best location.

Action D:

Explore improvements to the land between the railway line and SH3.

The suggested plan is:

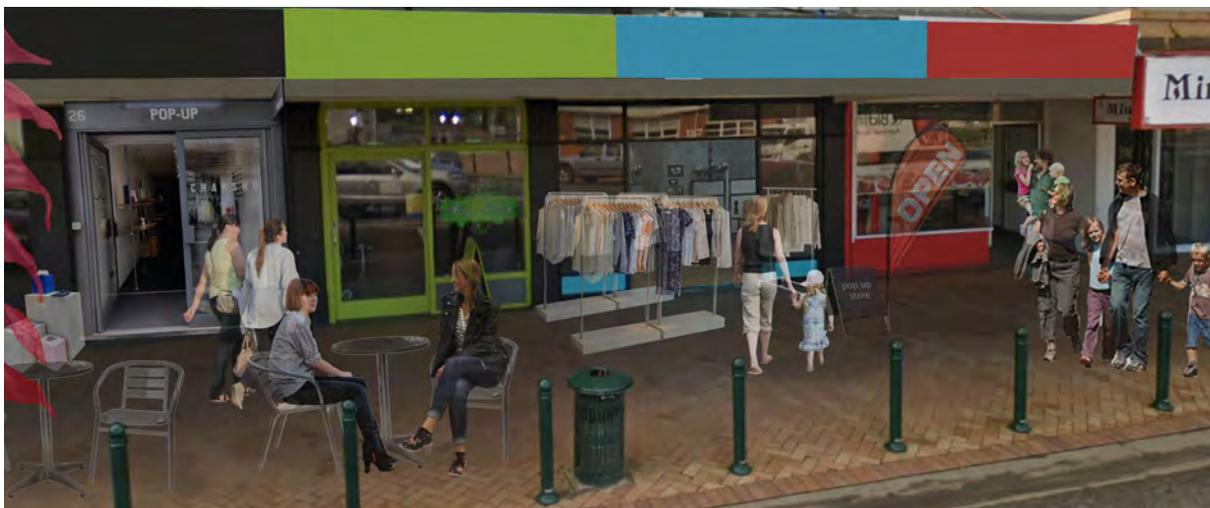
- i. Potential for greening the centre of Te Kuiti so entering it is more of an experience, and invites people to stop when they travel through and use the area for community events (i.e. farmers markets).
- ii. Restore the old railway shed.

Pages 19-21 suggest how we implement this, pages 36- 37 give detailed information.

Some ideas

Action C:

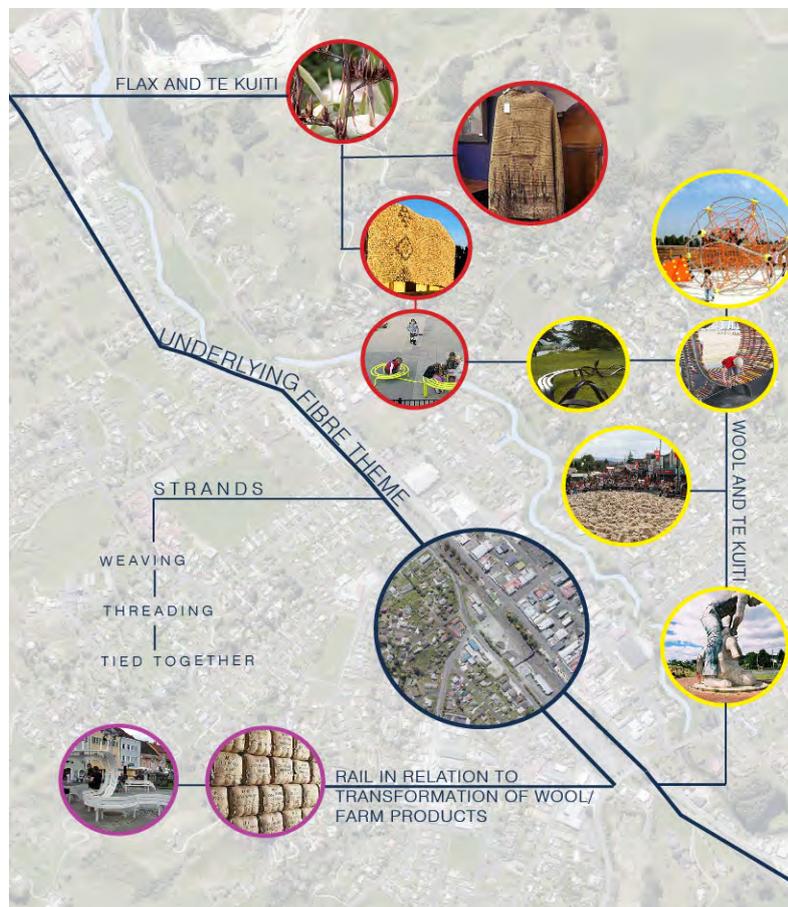
Investigate pop up shops as a way to revitalise and signal a focus on the retail within the core area on Rora Street.



Some ideas

Action C:

Build on what Te Kuiti is known for, consider an underlying theme around fibre and how it is used. Ideas around weaving and threading that refers to the potential to bring the west and eastern sides of Te Kuiti separated by the State Highway and rail lines. Consider representing this as a series of colourful and functional elements that appear in strategic and connected locations.



Action A:

Bring colour into the town through artwork/murals and coordinated street/park/play features linked to the underlying fibre theme.



Some ideas

Action D:

Opportunity to use the area between the railway line and State Highway 3 for a Farmers Market. Investigate opportunities to upgrade the existing skatepark or look at new location.



Some ideas

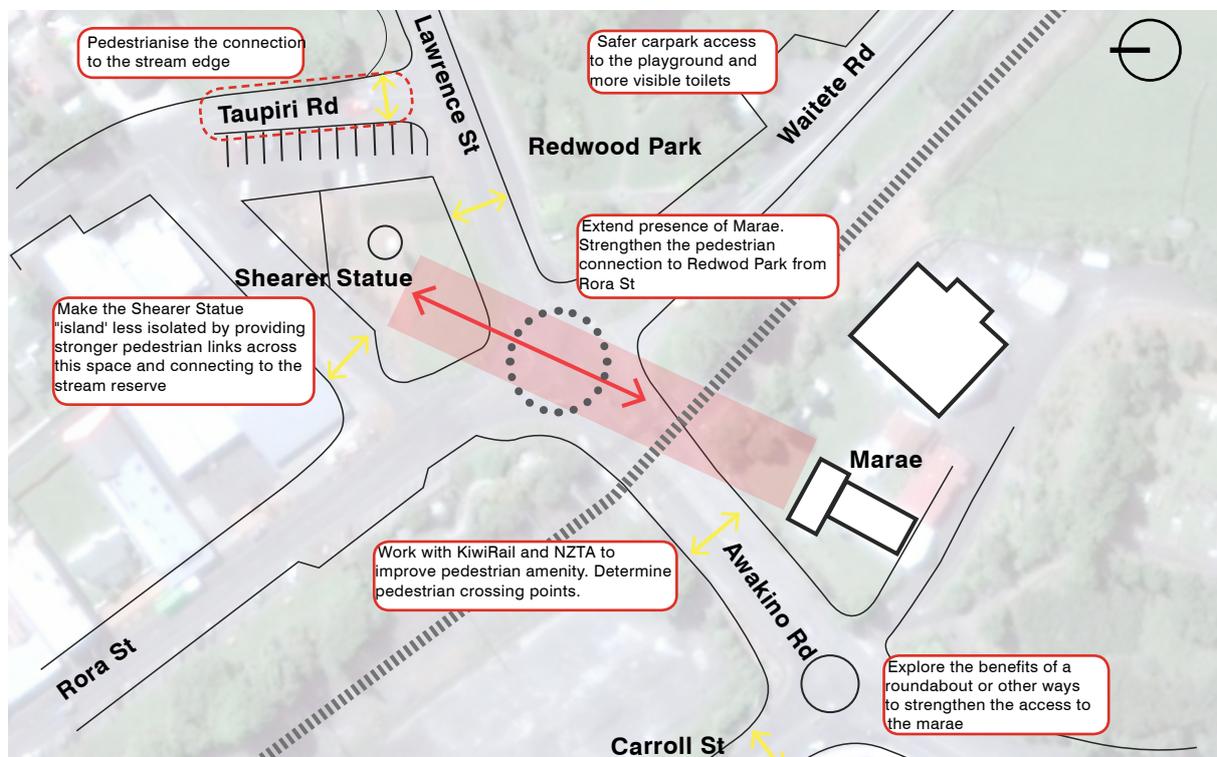
Action A:

Create a Te Kuiti colour palette to tie the main business streets together and suggest the use of a colour to highlight feature buildings. This could include door or window frames.



Action B:

Strengthen the presence of the marae at the end of Rora Street through landscape elements that direct your view to the whareniui. Improve the area for pedestrians so they feel that it is easy to walk between the playground, toilets, Rora Street and the Japanese garden.



LEGEND

- Extend presence of the Marae
- Railway
- Determine pedestrian crossing points
- View from open space

Key Move 2

Develop a strategy to further improve all three gateway entrances

Action A:

Assess the location and treatment of existing gateways and ways to improve them i.e. tidy up the berms, remove extra signs, use consistent design elements

The suggested plan is:

- i. Use the gateway areas to reinforce that Te Kuiti was a place of refuge and safety.
- ii. Promote lower speeds at gateway entrances.
- iii. Use planting/landscape to green the gateways. Flax (harakeke) as a landscape planting feature would be a good species to tie in with the fibre theme.
- iv. Intersection Management.
- v. Look at ways to make the railway cottages a significant character element to the northern entry.
- vi. Examine the measures being taken on State Highway 3 to improve safety.

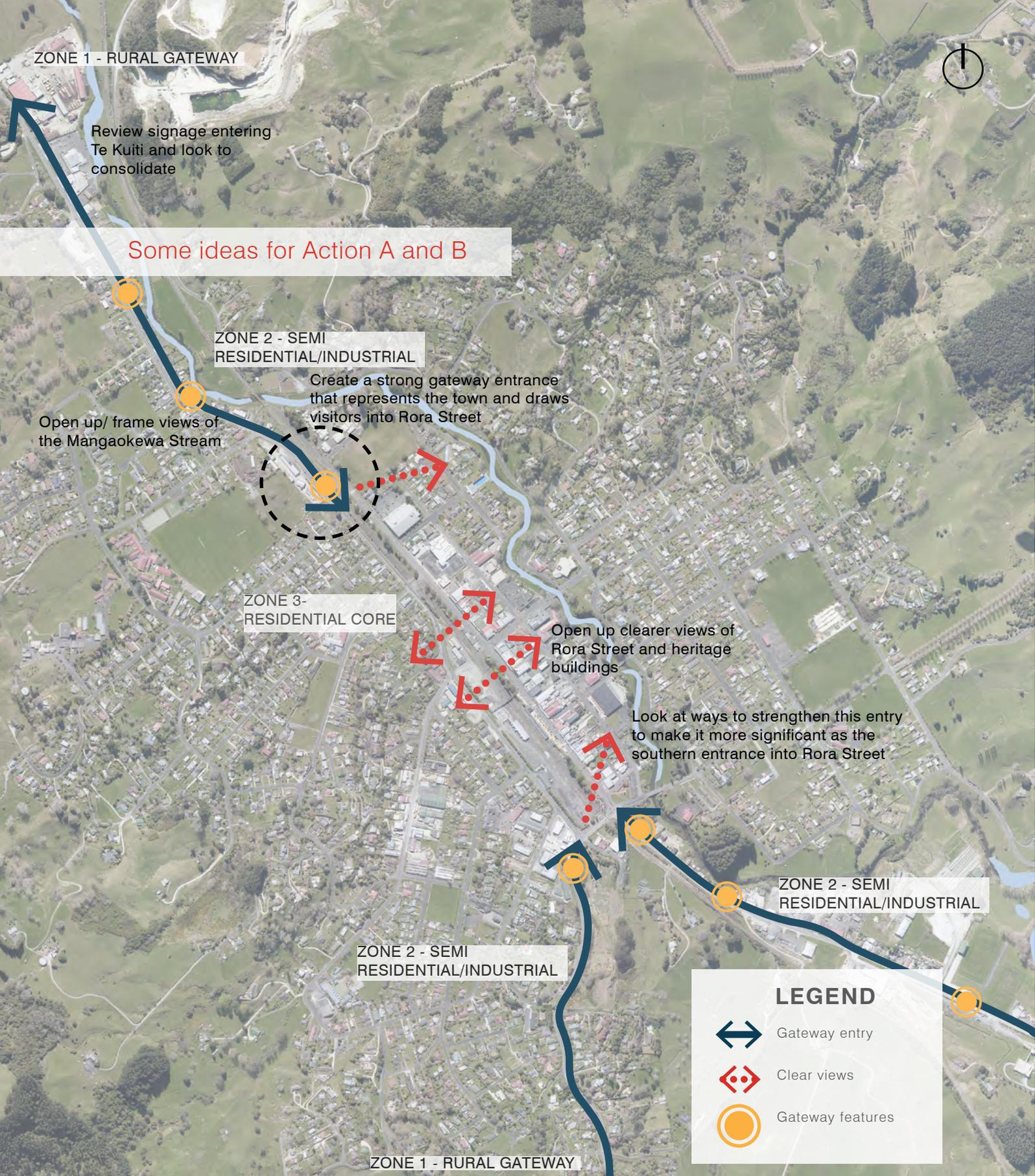
Action B:

Review and refresh the existing signs into Te Kuiti

The suggested plan is:

- i. Consolidate the signage directing people into Rora Street into one fantastic sign.
- ii. Draw people into Rora Street as they arrive from the north and provide clear views of the town centre as you drive in from the south.
- iii. Look at ways to expose the hidden gems i.e. Brook Park, Mangaokewa Stream, Redwood Park, Mangaokewa Reserve, Te Araroa walkway.

Pages 23-25 suggest how we implement this, page 38 gives detailed information.



Some ideas for Action A and B

Create a gateway zone strategy with a palette of materials for the three gateway zones

Zone 1: Existing rural character, 100kmph zone - look at any consistent landscaping, consolidate signage

Zone 2: Semi residential and industrial, potential to screen buildings with consistent landscaping, open up views to the rugby park, strengthen existing landscape pockets alongside the rail line

Zone 3: Residential core, 50kmph zone - look to feature railway and heritage buildings, capture views of the stream, smaller scale planting at pedestrian crossing areas over the State Highway to reinforce these as people spaces.

Some ideas

Action B:
Potential to consolidate existing signage and create a gateway zone strategy that signals the entry into town centre turnoff in 100m following the large green highway directional sign.



Action B:
Reinforce the fibre and weaving theme through temporary or transitional public or community artwork. The imagery below shows the use of a weaving element on a standard mesh fence or wrapping of trees with woollen creations for a vibrant pop up art piece.



Some ideas

Action B:

Improve the northern entry into Rora Street through a more distinctive landscape and entry signage that reflects the character of Te Kuiti.



Vibrant coloured gateway element reflecting a link with the timber trail.



Continuous gateway element featuring cut out profiles of significant people who have contributed to Legendary Te Kuiti. Public art installations as a popup gateway element using the existing fence as a canvas.

Key Move 3

Increase the number of safe and accessible routes in and around the Te Kuiti Town Centre

Action A:

Apply a Crime Prevention Through Environmental Design Strategy to areas identified by the community

The suggested plan is:

- i. Improve street and feature lighting where required.
- ii. Improve the functionality and amenity of the town centre streets by clearly identifying paths used more frequently.
- iii. Provide a pedestrian connection between the shearer statue and Redwood Park.

Action B:

Connect walkways loops - initially around the Mangaokewa Stream and then radiating out along the stream and connecting through the hills i.e. Te Araroa walkway, Timber Trail

The suggested plan is:

- i. Identify and improve pathway connections between reserves, including signage.
- ii. Connect walkway loops to a community garden.

Action C:

Investigate the potential for an improved pedestrian connection over the rail line.

The suggested plan is:

- i. Improve the pedestrian amenity and access for disabled persons at all rail crossing areas.
- ii. Upgrade the rail overbridge or replace it with an at grade crossing.

Action D:

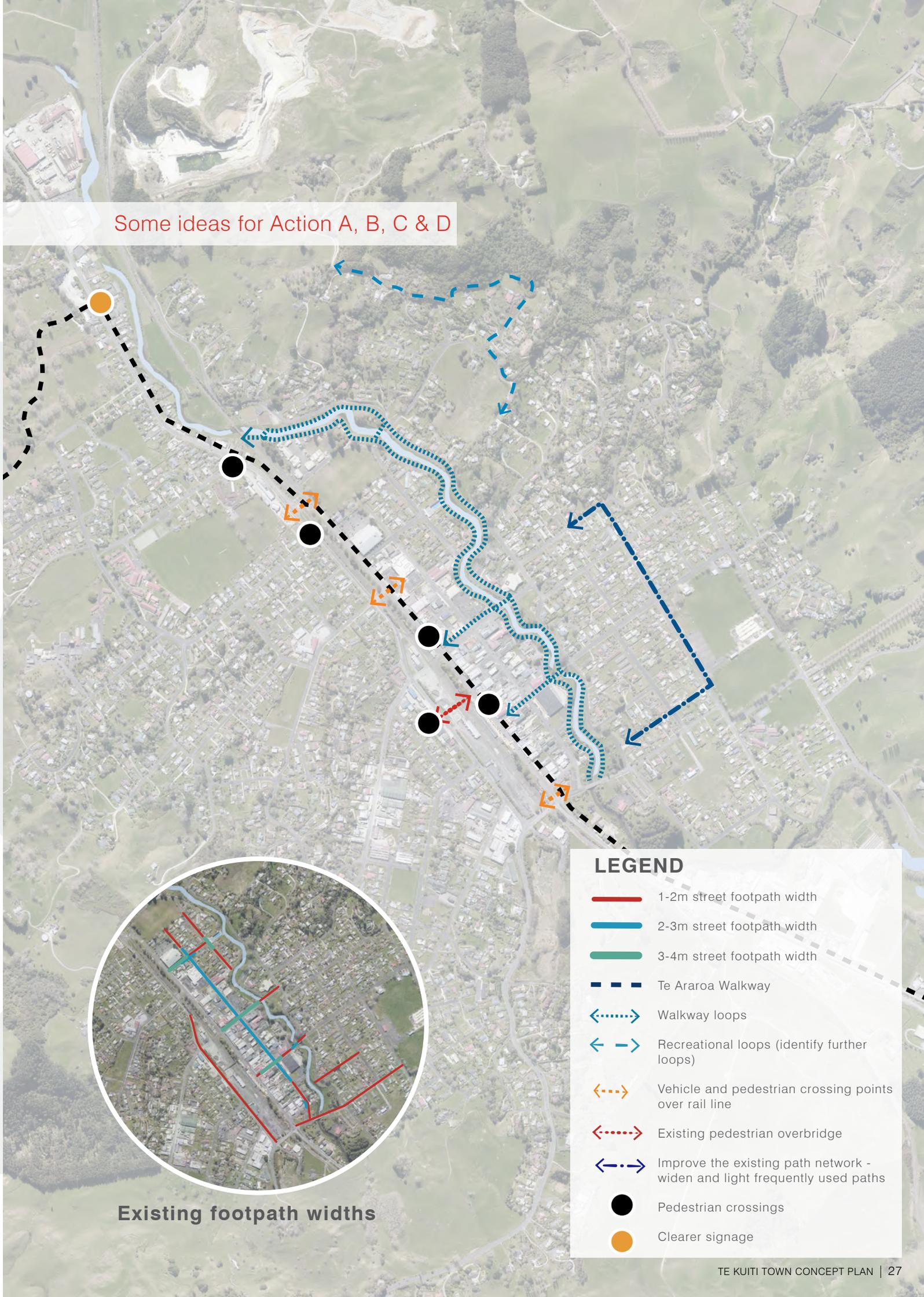
Identify the passive and active recreational network and tourism opportunities and signpost accordingly.

The suggested plan is:

- i. Brook Park is seen as hard to find, underutilised but is much loved. Need better signage and a clearer entrance.
- ii. Make specific provision for a dog park.
- iii. Improve signage to the timber trail.
- iv. Promote and advertise the tourism opportunities around Te Kuiti.
- v. Install a legendary Te Kuiti Photo Frame.
- vi. Build a campground or backpackers.

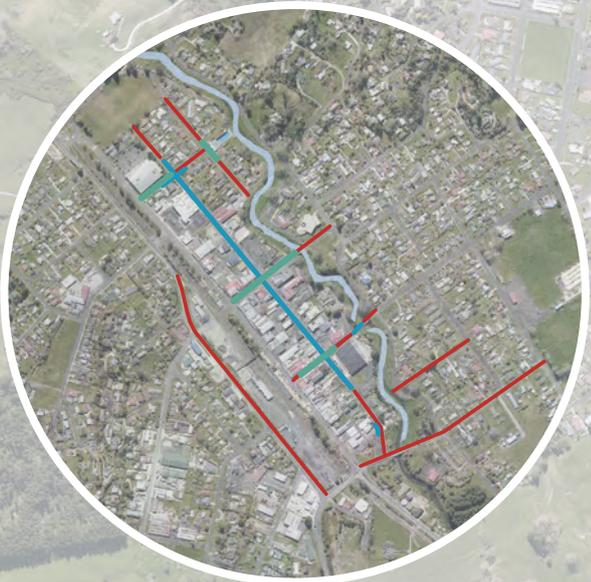
Pages 27-28 suggest how we implement this, page 39 gives detailed information.

Some ideas for Action A, B, C & D



LEGEND

- 1-2m street footpath width
- 2-3m street footpath width
- 3-4m street footpath width
- - - Te Araroa Walkway
- ⋯ Walkway loops
- - - Recreational loops (identify further loops)
- ⋯ Vehicle and pedestrian crossing points over rail line
- ⋯ Existing pedestrian overbridge
- - - Improve the existing path network - widen and light frequently used paths
- Pedestrian crossings
- Clearer signage



Existing footpath widths

Some ideas

Action A:
Better pedestrian amenity between the Shearer Statue and Redwood Park.



Action C:
Improve the safety and accessibility at railway crossing areas



Key move 4

Strengthen connections with the Mangaokewa Stream

Action A:

Create opportunities to better engage with the stream by adding connected walkways / loops and green spaces adjoining the stream.

The suggested plan is:

- i. Naturalise the stream edge with improved landscaping which takes into account the river flood level.
- ii. Remove vegetation to improve walkway safety.
- iii. Identify areas which may be feasible and safe for a swimming hole.
- iv. Improve pedestrian connectivity between the town centre and Mangaokewa Stream along the cross streets.
- v. Providing seating and picnic areas along the stream banks and signage about the history.
- vi. Use limestone as a feature along the stream to embrace the theme of the District's karst landscapes.

Action B:

Look at ways to “turn buildings” to face the Mangaokewa Stream, with walkways that have an aspect onto the stream and are looked onto by adjoining properties.

The suggested plan is:

- i. Encourage buildings and pathways which connect to and with the stream.

Pages 30-31 suggest how we implement this, page 40 gives detailed information.





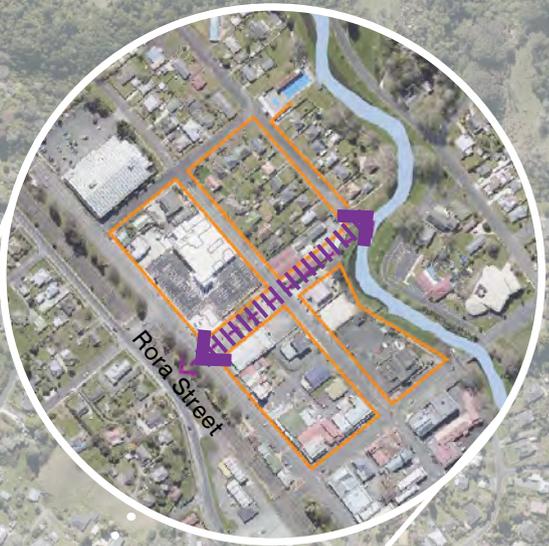
Some ideas for Action A and B

LEGEND - INSERT

-  Improve connection to the Mangaokewa Stream from Rora Street with a new street connection that will create smaller blocks.

LEGEND

-  Improve street connections to the Mangaokewa Stream from Rora Street
-  Review safety and types of paths and walkways around the river
-  Improve views to the stream at these open areas
-  Face buildings onto the stream and increase paths to reinforce the public nature of this space



Les Munro Centre

Railway Station

Redwood Park

Some ideas

Action A:

Create opportunities to better engage with the stream by adding walkways and activities alongside.



Places to sit



Places to play and swim



Places to garden

Action B:

Encourage buildings to front onto the stream and create a continuous recreation path alongside the stream banks.



Key Points for District Plan Implementation

Nestled in a valley in the heart of the King Country, Te Kuiti was historically known as a place of refuge and safety. Te tokanganui a noho marae holds a paramount position overlooking the township and Mangaokewa Stream. Council asked the community what the District Plan needed to deliver so it could support Te Kuiti's important role as service centre to its farming hinterland, and honour its proud heritage. This is what the community said:

- Commercial space in the town centre is oversupplied. The District Plan should define a core shopping area around 2-3 key streets of retail trading frontage and strengthen the town centre's connection with the Mangaokewa.
- The District Plan should avoid allowing signs in the Rural Zone coming into Te Kuiti and around the entrances and the gateways in order to improve the visual amenity and focus traffic towards the town centre.
- The Commercial Zone should be subject to design guidelines, including a colour palette, to protect and improve the amenity of the area.
- Verandas are an important component of the town centre, particularly in the core shopping area and should be required by the District Plan.
- The District Plan must make adequate provision for heritage buildings, including provision for their reuse and repurpose.
- Parking is adequate – controls requiring provision of parking spaces for new development in the core shopping area are unnecessary.
- The District Plan must address the influence of the State Highway and railway lines by undoing the disconnection and weaving the town back into one space.
- Residential zones need to have a good level of amenity. The District Plan must ensure that activities in these areas are compatible with the places people live.
- Some of the hillsides have issues with stability. Lower density residential development is more appropriate in these areas.
- Provision should be made for growth so that we are prepared for change.
- There is a lot of industrial land. Some of it is being used for non-industrial purposes. Te Kuiti needs that space to be used for employment generating activities.
- The town has turned its back on the Stream. The District Plan should include guidelines to encourage buildings to restore connectivity with the Mangaokewa.

Implementation Plan

How will the MAP's be implemented?

This Section of the report provides further detail on how the Key Moves identified in Section 4 of this document will be carried out. This includes:

- i. An implementation plan for each of the Key Moves, Actions and Plans identified in Section 4. It also provides an indication of priority based on community feedback and cost to undertake. This plan also recognises which projects have been identified in the current Long Term Plan (LTP).
- ii. The zoning proposed for different areas of Te Kuiti as per Key Move 1. The zoning maps will form part of the District Plan.
- iii. A retail analysis for Te Kuiti.

The wider statutory framework that this Concept Plan with its moves, actions and plans fits into is illustrated in the Appendix on page 43.

When will the Te Kuiti Concept Plan be reviewed?

This Plan will be reviewed in full prior as part of the preparation of the next District Plan.

MAP (Moves, Actions, Plans)

What are the Priorities?

The priorities identified in this Section are based on the following timeframes:

- 1= Urgent, quick win (1-2 years)
- 2= Urgent, more complex issues require addressing (2-3 years)
- 3= Medium term priority (3-5 years)
- 4= Longer term priority (5-7 years)

In the preparation of this Concept Plan there are already some projects that have been able to be incorporated into the Long Term Plan (LTP) - these are in green text in the following implementation tables.

When will the implementation table be reviewed?

The completed projects have been highlighted in the following tables. These will be reviewed annually, with an update on the website on the projects that have been completed.

Other sources of Funding

There are multiple ways that the Actions and Plans identified in this document can be achieved, other than the Long Term Plan (LTP). These include:

- Community led.
- Fundraising.
- Funding/grants.

-  Projects that will form part of the proposed District Plan (PDP) are outlined in blue; and
-  Projects that are incorporated into the Long Term Plan (LTP) are outlined in green.



Key Move 1

Improve the Town Centre by building on the existing character

The community suggested these actions to implement Key Move 1:

ACTION + PLAN		PRIORITY
ACTION A) Consider how the character and physical environment of Te Kuiti can be strengthened with the input of iwi and other stakeholders including the Youth Council and business owners		
PLAN	i) Refine and utilise a colour palette to improve the main street and encourage murals and local artwork <ul style="list-style-type: none"> Add the Resene iwi colour palette to the heritage colours. Consult with mana whenua and the community on the appropriateness of the palette. Suggest the colour palette becomes a guideline in the new District Plan. Seek sponsorship for improving the exterior of buildings. 	2
	ii) Identify and support the retention of significant modern and historic architecture and cultural buildings e.g. Marae. <ul style="list-style-type: none"> The building/structure Heritage Inventory underway and the new District Plan must make provision for heritage buildings. Consider the merits of a social history project connected to the buildings in Te Kuiti. 	2
	iii) Review trees that define Te Kuiti and add further street trees and planting <ul style="list-style-type: none"> A wider review of the trees and planting and how this integrates into public spaces should be undertaken once the theme of Te Kuiti is agreed upon. A longer term strategy is needed to tie together the elements of planting, art installations, reserves etc. to establish a sense of place. 	4
	iv) Review the seating and street furniture in the town centre area <ul style="list-style-type: none"> A wider review of the street furniture (including bins, lighting, planting, bike racks etc.) and how this integrates into public spaces should be undertaken once the theme of Te Kuiti is agreed upon. A longer term strategy is needed to tie together the elements of art installations, reserves etc. to establish a sense of place. 	4
	v) Establish a dedicated Town Centre Committee to champion the proposed changes and the initiatives. <ul style="list-style-type: none"> The Committee could sit as a sub-group of Legendary Te Kuiti or stand alone. Ask the community what they think the responsibilities of a Town Centre Committee should be – a newsletter, social media, interactive webpage, a mechanism to attract retirees with all of their enthusiasm and ideas, the idea is to stimulate growth in creative ways eg: mini businesses, pop ups etc? 	1
	vi) Decide on a Council Strategy or Policy for derelict buildings, sites which require cleaning up and empty shops <ul style="list-style-type: none"> Consider using a bylaw to manage untidy commercial premises. Ask the community about rezoning options to reduce the size of the CBD commercial area. Through the LTP, the Council has committed to participating in the proposed Waikato Regional Economic development agency and the South Waikato Economic Development Action Plan. Council could consider undertaking a Strategy for these buildings as part of wider economic development. Council could consider enabling and encouraging pop-up shops from larger brands to locate for short periods in empty stores. Consider asking architectural or design students to share ideas about how to restore the commercial area. Examine lessons learned in the Wairarapa towns which are a similar distance from a large town. These towns have systematically reinvented themselves over the past 20 years. 	2
	vii) Establish a rates remission scheme to help new businesses establish <ul style="list-style-type: none"> Through the LTP, the Council has committed to offering a rates remission of up to 50% for one year to new businesses or new developments. Some support for fewer rules in the new District Plan – however it was noted that there are not many rules now so this may not have the desired effect of encouraging growth. 	2
	viii) Suggest that Op shops remove cardboard boxes and tables from the street as unsightly <ul style="list-style-type: none"> Connect with the Men's Shed or similar organisation to see if moveable barrows or crates could be made from pallets to assist the op shops to display goods tidily on the pavement. 	2
	ix) Remove the mural next to the Super Value <ul style="list-style-type: none"> Consultation with the landowner is required. If it is removed, what should replace the mural? 	2
	x) Promote verandas as an important component of the CBD <ul style="list-style-type: none"> The community saw this as an important aspect of the CBD and many need repair. Consider this as a component of the District Plan. 	2

ACTION B) Positively reinforce the cultural heritage of the area		
PLAN	i) Use the Marae as a focal point in town <ul style="list-style-type: none"> Explore ways to use planting, lighting and design to accord the Marae the visual prominence it deserves. Consult with Iwi to see if this is possible/appropriate. 	2
	ii) Have more input from the community about the process of naming streets in the community (e.g. correct spelling of Waiteti). <ul style="list-style-type: none"> Ask the community if they would like the name amended and if so investigate the process and cost of this change. 	2
	iii) Positively reinforce cultural heritage, and make these figures legendary. <ul style="list-style-type: none"> Some examples included weaving is a huge part of our heritage, and the need to acknowledge the two Dames from Te Kuiti. Also acknowledge George Hetet who donated land for Te Kuiti High School, hospital and Te Kuiti Primary and the land The Warehouse now stands on. Te Kooti gifted land to Maniapoto for the Marae. 	3
	iv) Positively reinforce cultural heritage in the CBD and gateways <ul style="list-style-type: none"> Suggestions included a themed garden, murals and gateways. 	2
ACTION C) Identify development opportunities and land uses for key locations, i.e. the central portion of the Town Centre		
PLAN	i) Decide on a theme for Te Kuiti which connects across the township, parks, the stream and public spaces. <ul style="list-style-type: none"> One theme that came through was a fibre theme which is not used elsewhere in New Zealand. There is a strong linkage to weaving and wool, flax and cloaks. There are also elements of this theme in the town – the sheep, the shearer. Colin Meads could knit. Some ideas: a smaller scale limestone cloak (similar to the one outside the Hamilton gardens), yarn bombing, integrating spinning wheels, knitting needles, crochet hooks, looms into street furniture, public spaces and lighting. Rugby club could do some knitting to kick things off. One of our (Legendary) Dames has had weaving exhibited all over the world – recognise her achievements, acknowledge her preferred flax bush in town with a plaque (opposite 97 Te Kumi Road). Use flax rope in the gateways. 	2
	ii) Improve the vehicle and pedestrian access into and out of the main street in particular the SH30/3/Rora Street intersection <ul style="list-style-type: none"> Will require signage and intersection improvement. Council will engage with NZTA. Multiple complaints about the intersections with the railway and the confusion that occurs, particularly around the intersection next to the marae which is seen as confusing and counterintuitive, noisy during tangi, no clear safe access routes for pedestrians across that part of the State Highway. 	3
	iii) Add specific short term RV parking north of the toilets and add 'pay as you go' gas BBQs and picnic tables <ul style="list-style-type: none"> Freedom camping bylaw is being reviewed. Could also consider EV parking at this location. The green space is in situ which suggests the opportunity is available to encourage RVs into the town centre. 	3
	iv) Consider whether the skate park on the land by the railway is in the best location. <ul style="list-style-type: none"> This area is poorly utilised, is in disrepair, and has no good shading or seating and poor connection with the township. Ask the community if the land could be better utilised as part of a wider programme of improving the railway land. Ask the community if the skate park could be better situated elsewhere. 	2
ACTION D) Explore improvements to the land between the railway line and SH3.		
PLAN	i) Potential for greening the centre of Te Kuiti so entering it is more of an experience, and invites people to stop when they travel through and use the area for community events (i.e. farmers markets) <ul style="list-style-type: none"> There is potential to use the railway land to encourage people to stop in Te Kuiti – and then to entice them across the railway into town by way of a cleverly designed and illuminated path or installation art. There is a need to work with KiwiRail and to be adventurous with the space. It needs a strategy. 	2
	ii) Restore the old railway shed <ul style="list-style-type: none"> There is potential to use the old railway building and make this into an indoor market as there is a good entrance and parking there. Suggestions include restoration for crafts market, food plaza, farmers market, multi-purpose building, to support the fledgling car boot sales. Many note that it has good bones and looks like a shearing shed. Something different might encourage people to stop, and to connect into the town centre. 	4

Key Move 2

Develop a strategy to further improve all three gateway entrances

The community suggested these actions to implement Key Move 2:

ACTION + PLAN		PRIORITY
ACTION A) Assess the location and treatment of existing gateways and ways to improve them i.e. tidy up the berms, remove extra signs, use consistent design elements		
PLAN	i) Use the gateway areas to reinforce that Te Kuiti was a place of refuge and safety <ul style="list-style-type: none"> Ask the community if we should have a Maori gatekeeper (in the form of pou or gates) to remind people that they are in a place that is safe. 	1
	ii) Promote lower speeds at gateway entrances <ul style="list-style-type: none"> Many complaints regarding the speed through town on the State Highway. Wider discussion with NZTA required to potentially lower the speed limit entering at gateways from 70km to 50km. Ask the community for their views on this. 	2
	iii) Use planting/landscape to green the gateways. Flax would be a good option to reinforce the fibre theme. <ul style="list-style-type: none"> Suggested that Council talk to some of the commercial/industrial landowners on SH3 in the northern part of town about a planting programme and consolidation/removal of signage. Consider voluntary removal of ad hoc signage before you reach Te Kuiti. A lot of support for new greener gateways to reduce speed and create a sense of arrival and place. This will require a conversation and support from NZTA. 	3
	iv) Intersection Management <ul style="list-style-type: none"> Gadsby Road intersection – vegetation and trees blocking vision and trucks travelling at high speed (Completed). Wider discussion with NZTA required to potentially lower the speed limit there from 70km to 50km. Ask the community for their views on this. Service requests could also be considered for Ward and Hospital Roads and the intersections are seen as dangerous. This is part of the wider conversation about the speed environment of State Highway 3. 	2
	v) Look at ways to make the railway cottages a significant character element to the northern entry <ul style="list-style-type: none"> Ask the community –should we incentivise people to do up the railway cottages? Should we encourage more railway cottage style properties in this area? There were a number of suggestions that this area should be a precinct with design controls to protect the area. 	3
	vi) Examine the measures being taken on State Highway 3 to improve safety <ul style="list-style-type: none"> A conversation is required between the community and NZTA regarding the management of the slip at the top of SH3 on the hill and the reasoning for the nature and extent of the Armco barriers by Lees Block Road. 	3
ACTION B) Review and refresh the existing signs into Te Kuiti		
PLAN	i) Consolidate the signage directing people into Rora Street into one fantastic sign <ul style="list-style-type: none"> Legendary Te Kuiti has also suggested this idea. This work would tie into removal of the other signs scattered at the gateways in order to improve the visual amenity and focus traffic towards the town centre. A lot of support for the consolidation and removal of signage. Recognition that while industry brings jobs and prosperity, there is a real feeling that it dominates the entrances to the town and is detrimental to the landscape. Consider measures to address this. 	1
	ii) Draw people into Rora Street as they arrive from the north and provide clear views of the town centre as you drive in from the south <ul style="list-style-type: none"> Also related to the wider issues of dissection and intersection safety, and connectivity within and across the rail lines. Providing a clear line of sight to the Marae will allow a significant landmark to anchor the town. Directional signage is a major issue. 	1
	iii) Look at ways to expose the hidden gems including Brook Park, Mangaokewa Stream, Redwood Park, Mangaokewa Reserve, Te Araroa walkway <ul style="list-style-type: none"> This relates in part to increasing visibility through more prominent entranceways and improving the connection between the town centre and these important features. 	3

Key Move 3

Increase the number of safe and accessible routes in and around the Te Kuiti Town Centre

The community suggested these actions to implement Key Move 3:

ACTION + PLAN		PRIORITY
ACTION A) Apply a Crime Prevention Through Environmental Design Strategy to areas identified by the community.		
PLAN	i) Improve street and feature lighting where required. <ul style="list-style-type: none"> A wider review of the street furniture (including bins, lighting, planting, bike racks etc) and how this integrates into public spaces should be undertaken once the theme of Te Kuiti is agreed upon. Then a longer term strategy is needed to tie together the elements of planting, art installations, reserves etc to establish a sense of place. 	4
	ii) Improve the functionality and amenity of the town centre streets by clearly identifying paths used more frequently. <ul style="list-style-type: none"> Important connections and routes are identified in this document for further community discussion. 	1
	iii) Provide a pedestrian connection between the shearer statue and Redwood Park. <ul style="list-style-type: none"> The entrance to the Redwood Park is hard to find and it is hard to park. Parking is addressed in the accompanying Te Kuiti Annexure of Feedback. 	3
ACTION B) Connect walkways loops - initially around the Mangaokewa Stream and then radiating out along the stream and connecting through the hills i.e. Te Araroa walkway, Timber Trail		
PLAN	i) Identify and improve pathway connections between reserves, including signage. <ul style="list-style-type: none"> Important connections and routes are identified in this document for further community discussion. Signage will be part of a wider process to identify what is needed and where it should be located. 	3
	ii) Connect walkway loops to a community garden. <ul style="list-style-type: none"> Explore the potential location for a community garden. 	4
ACTION C) Investigate the potential for an improved pedestrian connection.		
PLAN	i) Improve the pedestrian amenity and access for disabled persons at all rail crossing areas. <ul style="list-style-type: none"> Viewed as urgent by the community. There are wider issues which need to be discussed with both NZTA and Kiwirail about best practice for safety at these crossing points. Will likely require significant investment. 	2
	ii) Upgrade the rail overbridge or replace it with an at grade crossing. <ul style="list-style-type: none"> Viewed as urgent by the community. There are wider issues which need to be discussed with both NZTA and Kiwirail about best practice for safety at these crossing points. Complexities exist around providing a safe crossing point, however keeping the access point between Carroll and Rora Street open is viewed as a priority. 	2
ACTION D) Identify the passive and active recreational network and tourism opportunities and signpost accordingly		
PLAN	i) Brook Park is seen as hard to find, underutilised but is much loved. Need better signage and a clearer entrance. <ul style="list-style-type: none"> Upgrade of the entrance is underway. New signage is proposed as part of this. Brook Park is also viewed as an important element of the northern gateway into TK. Work with the Brook Park Advisory Committee to consider the potential to create a natural amphitheatre for multipurpose use at Brook Park. Work with the Brook Park Advisory Committee to examine the feasibility of extended mountain bike trails at Brook Park. 	1
	ii) Make specific provision for a dog park. <ul style="list-style-type: none"> Reserve land adjacent to Redwood Park and the Ward Street Reserve are dog parks – improve signage. 	3
	iii) Improve signage to the timber trail. <ul style="list-style-type: none"> Reinforced through gateway designs. Consult with NZTA about the location and number of brown information signs in order to improve visibility. 	2
	iv) Promote and advertise the tourism opportunities around Te Kuiti <ul style="list-style-type: none"> This work links to economic development. Suggestions included a better website, promoting a tourist driving loop, using the historic buildings and Marae as a drawcard. 	2
	v) Install a legendary Te Kuiti Photo Frame. <ul style="list-style-type: none"> This could be installed in the centre of town, or overlooking town. 	3
	vi) Build a campground or backpackers <ul style="list-style-type: none"> There were many comments about the lack of these facilities and this being a detriment to tourism. This is open for discussion as part of the LTP and options are being investigated. RV parking areas would also be an effective way of bringing tourists into the CBD. Another option is the introduction of a POD in to the CBD or one of the green spaces near the CBD. 	4

Key Move 4

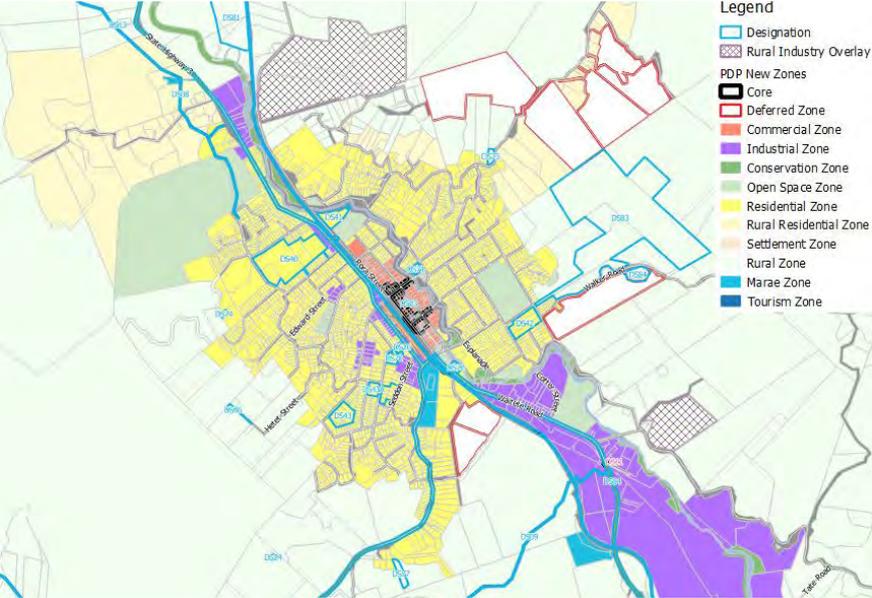
Strengthen connections with the Mangaokewa Stream.

The community suggested these actions to implement Key Move 4:

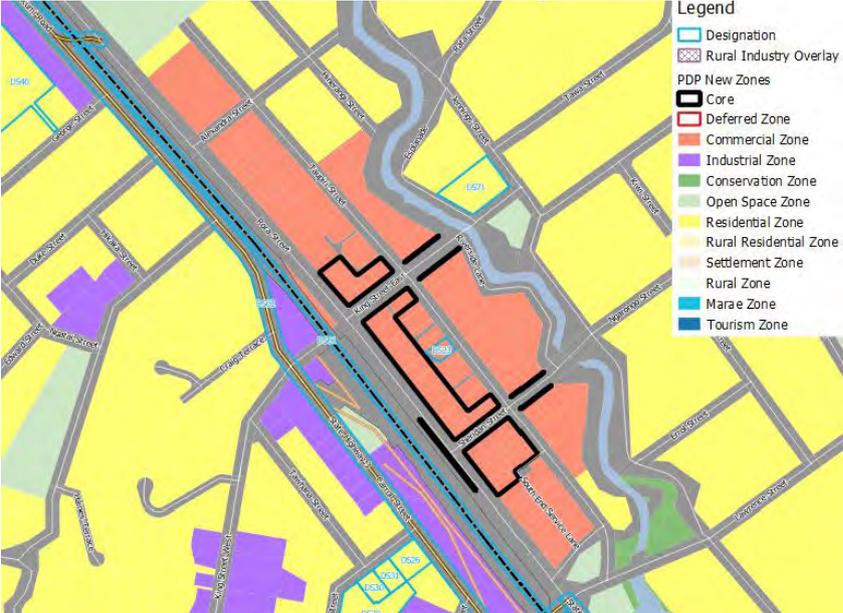
ACTION + PLAN		PRIORITY
ACTION A) Create opportunities to better engage with the stream by adding connected walkways / loops and green spaces adjoining the stream.		
PLAN	i) Naturalise the stream edge with improved landscaping which takes into account the stream flood level. <ul style="list-style-type: none"> A strategy is required to engage the community and the stream. Suggestions include a Committee – similar to the Town Centre Committee, which could be a sub-group of Legendary Te Kuiti or a standalone group. This committee could champion the incentives that Council cannot. 	2
	ii) Remove vegetation to improve walkway safety <ul style="list-style-type: none"> While removing the vegetation is straightforward, it should be done in a coordinated manner as part of wider improvements if these are needed, in order to reduce duplication of work. Consultation is also required with the Regional Council. The Maniapoto Maori Trust Board also did some work on the stream which the strategy needs to align with. 	2
	iii) Identify areas which may be feasible and safe for a swimming hole <ul style="list-style-type: none"> Consult with the community as to where a swimming hole could be. 	2
	iv) Improve pedestrian connectivity between the town centre and Mangaokewa Stream along the cross streets. <ul style="list-style-type: none"> Consider a path along the stream up to the Mangaokewa reserve – to encourage cycling and walking. There are parts of a pathway in place and this could be looked at as part of wider development funding – also incorporation of a new pathway into the Te Araroa system. 	4
	v) Providing seating and picnic areas along the stream banks and signage about the history. <ul style="list-style-type: none"> Work should be done in a coordinated manner as part of wider improvements if these are needed in order to reduce duplication. 	2
	vi) Use limestone as a feature along the stream to embrace the theme of the District’s karst landscapes. <ul style="list-style-type: none"> Important that this ties in with the wider theme that the town decides on – what should occur and how should this look. 	2
ACTION B) Look at ways to “turn buildings” to face the Mangaokewa Stream, with walkways that have an aspect onto the stream and are looked onto by adjoining properties.		
PLAN	i) Encourage buildings and pathways which connect to and with the stream. <ul style="list-style-type: none"> The District Plan can include guidelines for buildings located facing the stream to encourage connectivity. Some of the land adjacent to the stream might be better considered for housing provided that potential flood hazard matters can be addressed. 	4



Proposed Re-zoning

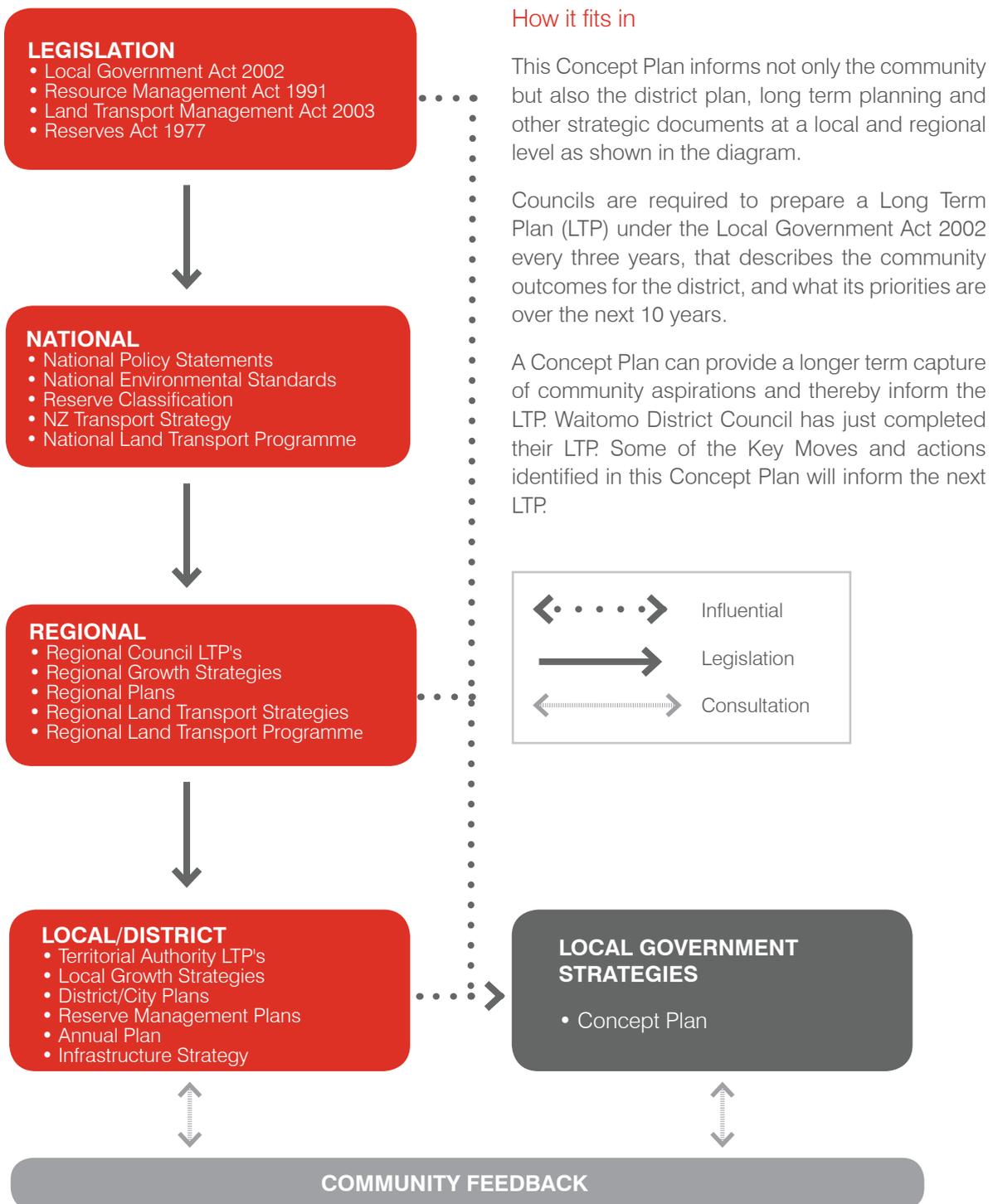


The town centre area



The zoning suggested on the following maps is draft. It is being shared with the community in order to gather feedback about the zones proposed, The final zones will be determined through the formal part (submissions and hearings) of the proposed District Plan

Appendix: Statutory Framework



Appendix: Community Outcomes

Waitomo District Community Outcomes

The Community Outcomes identified in Council's Long Term Plan provide an important framework for future planning and reflect the results that Council aims to achieve for the District in the future. Waitomo District Council's areas of focus are:

- Sustainable development
- Community connectivity and development
- Economic development
- Good asset stewardship and management

These focus areas and the projects and initiatives identified in each Key Move, are aimed at achieving Council's vision and community outcomes, following a sustainable development approach.

VISION	COMMUNITY OUTCOMES		FOCUS AREAS
Creating a better future with vibrant communities and thriving business.	Vibrant Communities 	1. A place where the multicultural values of all its people and, in particular, Māori heritage and culture is recognised and valued. 2. A place where all age groups have the opportunity to enjoy social, cultural and sporting activities within our District. 3. A place where young people have access to education, training and work opportunities. 4. A place where young people feel valued and have opportunities for input into the decisions for the District. 5. A place where we preserve the natural environment for future generations, ensuring that natural resources are used in a sustainable manner.	SUSTAINABLE DEVELOPMENT COMMUNITY CONNECTIVITY AND DEVELOPMENT ECONOMIC DEVELOPMENT GOOD ASSET STEWARDSHIP AND MANAGEMENT
	Thriving Business 	6. A place that attracts more people who want to live, work and play, and raise a family. 7. A place where wealth and employment are created through local businesses and tourism opportunities and facilities are developed, facilitated and encouraged.	
	Effective Leadership 	8. A place where the development of partnerships for the delivery of programmes and services is encouraged and pursued. 9. A place where the governance actively seeks to participate and take a leadership role in regional and national initiatives aimed at the development of the District.	
	Sustainable Infrastructure 	10. A place that provides safe, reliable and well managed infrastructure which meets the District community needs and supports maintenance of public health, provision of good connectivity and development of the District.	

