

Western Bay of Plenty
District Council

Te Puke

the town centre plan

March 2006

By

URBAN Initiatives



ABOUT THIS PLAN.....

This plan is about the future direction and vision that our community expressed as a result of an intensive consultation period.

In the Te Puke 20 year Long Term Plan, the people of Te Puke said they wanted a town centre 'that becomes the heart of our community—a place we can feel proud of, that reflects our vision of a country town with a business heart'.

The Te Puke Town Centre Plan has been developed in response to this vision. It provides an invaluable tool to inform people about what the Te Puke community wants its town centre to look and feel like in the future. The concepts, principles and design elements outlined in the Plan are the culmination of significant effort by the Te Puke community, together with the Council, Council's consultants and other key agencies.

But there is still a lot of work to be done. While the Plan provides a framework for future development, the *detailed* design, costing and implementation timeframes for many aspects of the Plan still need to be refined. The Plan provides us with a platform to progress this work, and provision will need to be made in future work programmes and budgets once the more detailed work is done.

We look forward to working with the Te Puke community, business, developers and key agencies to implement this plan and create a town centre that the people of Te Puke are proud of.

Graeme Weld JP

Te Puke town centre plan

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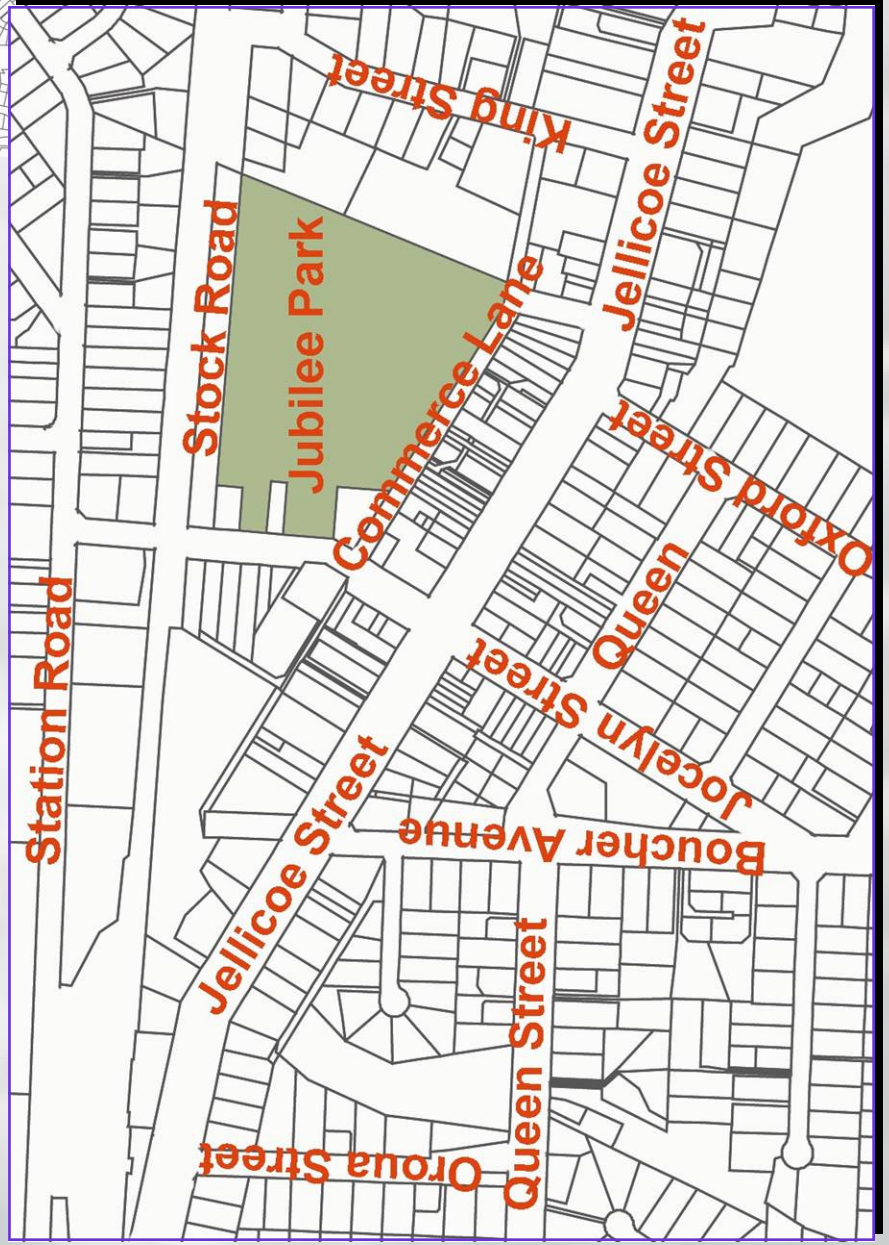
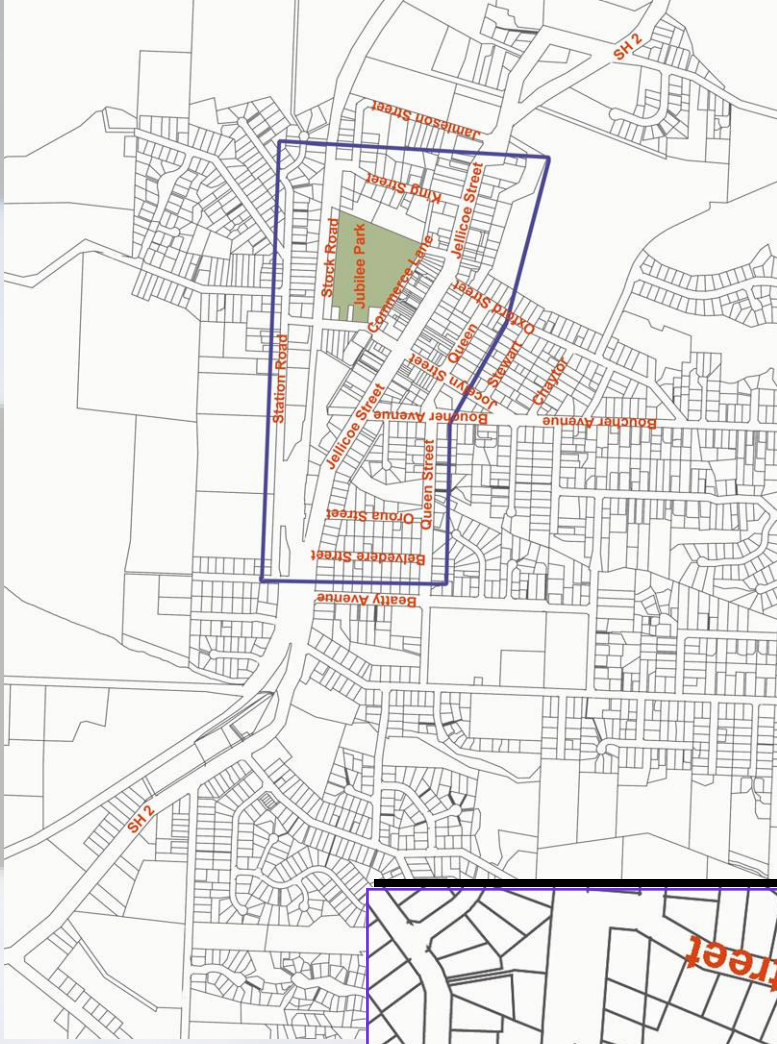
Prepared for Western Bay of Plenty District Council by



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Study area - street map



Mission: "a country town with a business heart"

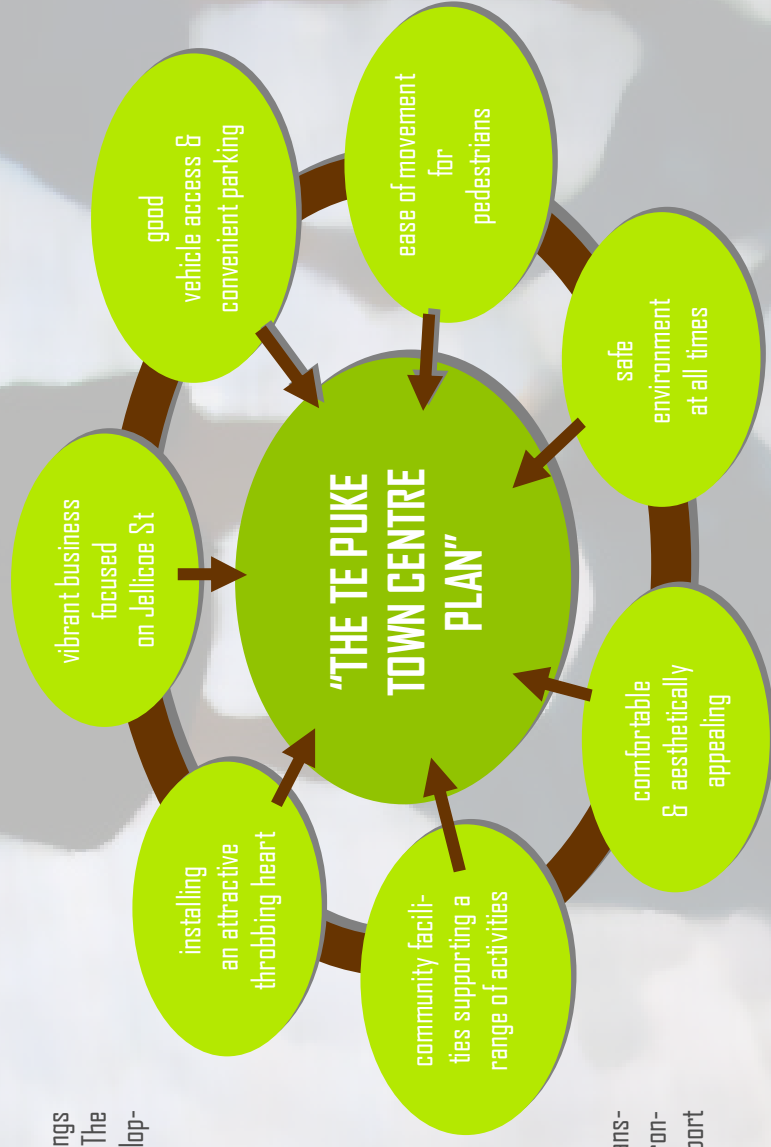
The mission of this study is to create a Town Centre strategy which is backed by the findings of our surveys and analysis and supported by objectives and focused design principles. The strategy should be integrated with the principles expressed in the Te Puke 20-Year development plan ("The Way Forward"), and in line with SMARTGROWTH principles, balancing:

- economic;
- social;
- cultural and
- environmental values.

The aim is to ensure a plan which is:

- highly attractive and vibrant for business and leisure;
- lasting, but flexible, sustainable and safe;
- affordable and
- integrated with the surrounding community and promoting a safe environment for all.

The outcomes will combine the built environment (architecture, heritage, urban design, transport planning and retail space) with the social, cultural and aesthetic aspects of the environment to combine for overall improved outcomes for the community and business, and support "The Way Forward".



living in town above shops



enjoying the sun



building a cultural identity



connecting to future rail



making walking attractive

