

What do you like and value about the area and would like to see more of?

Bush

Human scale - low rise

people=friendly

traffic calming

bigger mix of commercial activities

has a food shop/supermarket

fish shop, veggie & butcher shop & specialist shop

trees, and see the bush while sitting at café

views of harbour & bush

knowing everyone in the shops

meeting people & informal interaction

markets & festivals

walking everywhere

local destination

focus on community (not an urban centre)

bush environment

cultural events

connections - from Village to amenities, e.g. Hall

view shafts - very important

pedestrian areas vital

more public space

greenery - bush/trees

entrance to Titirangi Village - signage? Arty? Wood engraved?

arts

history (interpretive boards, wall - with McCahon)

part of the charm is the 'hotch potch' nature

not a town-planner's symmetrical model

don't want signs to encourage people - enough to the markets

not tourism

preserve as a small village with small improvements

need amenities for locals

Da Vinci café with views out the back

value fungi on the roundabout - distinctive art

café/café scene and variety of cafes

want a supermarket in Titirangi

RSA - caters for families and kids

pedestrian areas and access (but more, and better)

small, boutique business

market days (Sundays) - relative & responsive to area's activities

sense of community & good communication

visitors to market days also want to come back when it's quiet

feeling of being within the bush while in the village

huge native trees

No McDonalds, KFC...etc
vistas everywhere - view shafts...more access to views through the buildings
and roofs
library. Hall & public carpark provides community space that's well-used
walking spaces - need better connections/easier for walkers
Lopdell House is an iconic building/feature - keep its special status in the
Village
buildings and the built envt are subservient to nature and sympathetic...more
well-designed buildings, using natural materials
current height of buildings & mix is good....keep this balance
higher ceilings of buildings - sense of space and light

unique character to anything else in Auckland or NZ
Lopdell House gives great historical/cultural character & artistic
Looking down Sth Titirangi Rd - enjoying the view
set of trees on far side of Rangiwai Rd -, gives identity
sense of rural character - chickens in Rangiwai Rd
shops with windows out the back to look down at views
loves community of people you meet, links to people, dairy, wouldn't want to
leave - Titirangi is home (40+yr residents)
simplicity of the main street, enough of a curve to remain interesting
bird life is coming back into the village
coffee - great for visitors who like to meet locals in café rather than at home
not enough night life
library/community house hall, good parking, one place - central
better designed buildings
more parking but out of sight
more variety of specialty shops
buildings that are lighter, more transparent, more glass & open to allow
people to enjoy bush and views

The Buzz !
want more specialised retail
view of the trees - look to the trees
views through buildings
small-scale village
walkable
places to sit outside
can see treetops because of lower height of buildings
cafes
needs toilets somewhere...kids/cyclists use
priceless view down Sth Titirangi Rd
the Market
library important
need community facilities
hub of village/hardware/Lopdell House
sculptures in roundabout - symbolises in a unique place
community billboard

way in which Titirangi is presented to all of Auckland - pride in being in
Titirangi
south side footpath/seating is nice
artists & groupies - focal point
creative environment
current bus services

small retailers
cobblestones
nothing towers above Lopdell House
hanging baskets, clinker roofs & outdoor seating
boutique shops (classic shops...e.g. butcher green grocer etc)
stone walls
conviviality/sense of community
more bookshops
market/Farmers market
theatre
Lopdell House
mixed demographic
playground at the beach
walking community/playcentre
tramping gateway
tramps, tracks, walks, zigzag track, need more signposts

Hardware café - village atmosphere
Post Office, Community centre, library
community spirit
public realm important - has strengthened pride
arts culture, arts trail artist in residence - make arts more visible
more public access areas
retain services - great range, keep
windows, views

retain village feel
boutique
no wide footpaths
little alleyways - use the space
trees
views
more pedestrian
tables, seats on footpath for cafes
vibrancy
markets
galleries
Lopdell House - one is enough
no apartments
no high-rise 2-story
petrol station doesn't add to village feel - move to different location

people-friendly
community focus
bush walking tracks
peaceful
artistic, creativity
access to beaches
uniqueness

Lopdell House - as it is (trees - poplars)
passionate people are attracted to the area
new mixed development is good
Atavola bakery - good coffee and artisan bread
seeing green - the smell of the bush
broad pedestrian walkways - stone walkways
self-contained community
hardware café...central place/location/sunshine
food places to eat, banks, ASB, pharmacy
places to hang/eat/socialise
library
like supermarket as a concept but not in practise, need butcher/fish/grocer
small etc
bus transport - link to Blockhouse Bay, Dominion Rd
historical aspects, retain value of
community centre area good, very well used
views/bush - must maintain and make the most of
"difference" from elsewhere
pleasant walking - interest along the way
good footpaths, safe walking, don't need car

cafes
more quality boutiques (Elliot type) - dress, delicatessen, book shop, coffee
trees
views - top of Sth Titirangi Rd from shops & by the roundabout
street art - more of, Atkinson statues, markers, mosaics
parking around village
no more real estate offices in main area
pedestrian bridge across Sth Titirangi Rd...linking village to Lopdell House
more pedestrian access to village through well-maintained tracks
markets

want to be able to see transition easy through spaces
unique lush bush living
sustainable development - energy consumption
green business - eco-village initiatives
village is 'quirky'
self-contained (dentist, doctor, bank, grocery etc)
land marks
arriving 'home'

more organic café, bookstores,
eco bike-stations - motorised
bike parking
more parking
want to see more of the environment that 'holds you there'

trees/natural environment/views
views
Lopdell House
rock walls
secret, mysterious paths & nooks
sculptures & art
pedestrian amenity - improved
cycle amenity - improved
heritage & history
community library/hall/playcentre etc
proximity to beaches
cultural hub
live music venue with alcohol licence
things for teenagers to do
walkway around back of shops for the view
better supermarket (selection/prices etc)

trees - esp. rimu (large) & cypress trees by Lopdell House
small scale of buildings (no more than 2 storey)
Lopdell House - as it is, with the top still on!
the separateness and stand-alone-ness of Lopdell House
we like (but don't want more) sculptures on roundabout
pedestrian areas with seating and coffee tables
feeling of containment of the village in its hills
trees - esp. rimu (large) & cypress trees by Lopdell House
maybe another pedestrian crossing
car park of a good size to be able to wheel your trolley into it
feel safe walking through

Lopdell House - the sight of it
roundabout statues
pedestrian areas & paving
community facilities (practical services, bank, doctor, café, loo etc)
view shafts -harbour & city, hills, Mt Atkinson, need to protect
need more parking
sense of community

trees - overall look of the area, protect the trees
wood
see people I know
library

relaxed, down to earth & unpretentious
community is great - everyone supports each other
café - seats outside
views - integrate the best views, not the back of carparks
stone walls
more cobblestone
no apartments
statues on the roundabout
I can always find what I need quickly (services)
the fact that we are being consulted as a community
wider footpaths
beach-bush interface
more pedestrian areas...water feature/square?
Waitakere C.C is eco-minded (parks, beach, well looked after)

bush trails - play centre to carpark, Lopdell stairs, walk toward beach, Mt
Atkinson
uniqueness - natural character & Lopdell House
pedestrian precinct, but under threat
good views to harbour and back to city
lots to do (shows, poetry, restaurants, Lopdell, markets, walks, walking
distance)
retreat from pressures of the city
natural place - relaxed feel
artistic overtones
living and working locally
creative envt - relaxing place to work

What don't you like about Titirangi Village and would like to see change?

- constant traffic - (divert via Pleasant & Atkinson Rds)
- poorly-organised parking
- lack of/expensive buses to village
- need free shuttles from feeder-roads
- complete removal of vehicles from the short central precinct
- remove traffic markings on the main road to slow cars
- trying to turn out of Sth Titirangi Rd (dangerous?)
- big road signs - it's not a motorway
- sandwich boards & advertising
- no design to tie it together (like Avondale ?)
- ugly buildings
- shelters too "dark and heavy"
- buildings block view of harbour
- lack of public space in the village
- narrow and steep pavements
- smoking in public places
- weeds
- rubbish in the street & litter on perimeters
- visual pollution
- make toilet nicer & regular maintenance - design art and competition for our own Hundertwasser & relocate it
- the way Council has interpreted District Plan and allowed such horrible development
- toilets - ugly, smell, - demolish & replace with Hunderwasser-type toilet -
 - have a competition for new design
- supermarket - gross signs, colours & style
 - signs should be restrained in colour
 - (supermarket) parking is difficult
 - inadequate parking/bad parking design
- weeds - e.g. carpark supermarket is surrounded with weeds
 - weeds behind buildings
 - verandas often look out onto weeds
- council street planting (Park & Titirangi Rds) have weeds in them e.g. agapanthus/ivy
- people park on footpaths outside of the petrol station - dangerous
 - dairy - signs and boxes
 - post office
 - (not?) too many rules ?
- top of Sth Titirangi Rd - intersection - dangerous for walking
 - no traffic lights except on crossing
- roundabout is a bottleneck - esp. at 3pm and going to school, need to address this
- no 2-story building on corner by toilets, no high-rise or 3-story steps behind Henry Atkinson -dangerous & high
- narrow footpaths coming out of village

unsympathetic architecture and badly-designed buildings
very steep, slippery footpaths (e.g. Sth Titirangi & Titirangi Rds)
sense that pedestrians are dominated by vehicles
possibly sacrifice carparks for better walkways and add carparks elsewhere
uneven mix of businesses - lots of real estate
no clear connection between Hall, RSA, and commercial part of village
not taking advantage of the views for the public
no design connection and sympathy for pedestrian shelters to supermarket
and bus shelter
pedestrian connections from Hells Pizza through to Post shop and Rangiwai
Rd
blank wall on Cnr Rangiwai Rd - don't know what's behind
cluttered carparks - provide appropriate carpark building at the back of Lopdell
House

businesses need to work together to maintain diversity, so not too many real
estates for example
rubbish behind supermarket - dumped by businesses, need to clean up their
act. Aea around service station & shops generally also behind ASB bank,
south side
driveway under buildings on north side could be better utilised
more specialty shops i.e. shoes and things that support lifestyle of local
people, i.e. hardware
big spaces between key bits of village, gaps and draughty spaces
needs more cohesion
not pedestrian friendly
dislike that businesses are not tied together so businesses aren't
complimenting each other
don't want to lose village character - keep it as character of its own, don't try
to copy mainstreet)
footpaths - some are good but some aren't and need upgrading
not wheelchair friendly access in village
weeds behind Ganda building, book shop & flower shop

power lines
weeds
design guidelines that are homogenous
traffic & traffic noise
south Titirangi junction - no pedestrian crossing, no safe crossing to Lopdell
slippery paving
ugly buildings
traffic lights in village at bad? Location - move to Sth Titirangi junction
litter
ugly & too many signs
hideous recycling bin outside supermarket
too many driveways on northern side
carparking on sites next to road
late night bus service needed - young people
new office development outside Toby's - so out of place
real estate agents
spaces not well-utilised

domination of real-estate premises
filthy mess on the way to the post office
grubby, un-cared-for
road dominates central Titirangi
some ugly buildings
colour of the sculptures (now)
need a word for the sculptures
top of Sth Titirangi Rd intersection is a nightmare
petrol station
broken/twisted pavers
big buses through the village (should be small)
toilets (smell, leaking etc)
dirty stairs behind toilets

noise of trucks & traffic - find alternate route
crap architecture e.g. stairwell, doctors, accessways & post office, general
Sth Titirangi Rd intersection harsh environment
Lopdell House
feeling disconnected
wind funnel effect
shading - esp. north side of the road & walkway to rear
lack of parking esp. visitors
estate agents

traffic -
real estate offices - too many, put on second level
petrol station - too small, only one of them, causes congestion, needs to be
relocated out of village
parking - not enough
lack of boutique shops, dress shops, deli,
need an art shop
mess around the supermarket, colours are ugly
better design of supermarket - revamp it, revamp village in general
public toilet in wrong place, it smells and is ugly
views are reserved for those in top floors, need to be available to community,
could have walkways to access views to harbour & Waitakere's etc
more galleries on top of buildings
village is disconnected
opening up bush views by having cafes face away from road (e.g. Da Vinci
café), decks for people to sit on

have a nice deli & bar (Toby's not this)
sunshine is in the carpark - use for people not cars
Sth Titirangi Rd intersection
toilets - 6 o'clock closing at the bus stop
school & roundabout - dangerous
real estate agents - too many for the size of the place
lack of LOCAL diversity/artisan - small shops boutique butcher etc
no ARCHITECTURE other than Lopdell House

does not reflect grandeur of location - lead to beauty - lead to commercial
success
parking is an issue

dislike too many real estate offices on street level in the village - need change
of District Plan ?

traffic! Re-route through kaurilands?

lack of community knowledge & input into proposed developments, e.g.

Lopdell House, Rotundo, service stn

ad-hoc approach to approving developments...Council needs standardised
approach and integrated approach to buildings

apartments will kill intimate village feel, totally out of character for the village
(is an urban phenomena)

no place for kids to play

all new buildings proposed - how high are they going to be ? Rotundo is 11
metres high

not enough parking/parking in wrong place
no separation of commercial and retails space
more spaces for artists, writers and potters

bank is too large

disjointed...no 'flow'

poorly-designed buildings

Sth Titirangi Rd - narrow footpaths, speed, narrow carriageway

too many real-estates on street level

area by post office is dark

graffiti increasing

no youth focal point

multi-purpose space for people cycling/going to Ranges...perhaps shared
space

signage everywhere

lack of cohesive architecture

lack aesthetics of architecture

carparking

traffic flow, pollution, noise

disconnected, disjointed spaces

nowhere for teens & young people

real estate offices

real fundamental supply shops

roundabout sculptures - colour & texture

lack of pedestrian connectivity

lack of cycleway connectivity

south Titirangi Rd junction

traffic through the middle

lacking of parking/lack of lighting esp. steps beside Lop House

Sth Titirangi Rd intersection is a disaster

crossing Titirangi Rd itself - only pedestrian crossing

petrol stn in wrong place

walking amenity on nth side difficult
the 'Treasure House' - don't need it
lack of lighting in car park areas

speed humps - not constructed properly
lack of parking (locations break up pedestrian areas)
slippery brick footpaths
need cycle facilities
amenity values - pedestrian, smoking, access - make it smoke-free!
better signage showing facilities
Sth Titirangi Rd intersection
real estate agents - more relevant shops better
narrow footpaths some places, pedestrian access through petrol stn frontage
balance of shops not quite right - too many cafes
poky staircases unhelpful to people w/limited mobility
put petrol stn in different location (but like it)
driveway next to Hardware Café is a pedestrian hazard

bad buildings - keep Lopdell House, & hardware...scrap the rest
too many real estates
no more cafes - need good nutritional food shop
lack of parking
40 k speed limit thru village
more pedestrian crossings
aesthetics committee formed for new buildings
Barossa
a fancy pedestrian bridge across main street
incongruent village design
top of Sth T Rd needs to be made safe for pedestrians
compulsory left turn out of Sth T Rd
get rid of supermarket
we need a petrol stn somewhere in the village
no parking
no green sitting area to enjoy views (what a waste)
good pedestrian connections
prominent 'gateway' entry to Titirangi
no Christmas decorations
bad architecture (Lopdell House redevelopment)

air pollution - fumes
footpaths too narrow
Sth Titirangi crossing - cap carparking on this corner
Rangiwai Rd by doctors - poorly designed for pedestrians
traffic flow coming into village - at shops. Rangiwai
small carparks generally
supermarket carpark turning issues
gas stn - need better location
traffic bypassing village is GOOD
poor daylight areas - clear between trees to create vistas and light ?
poor connections behind shops on sth of village

What would you like the village to be, look and feel like in 50 years time?

still feel like a village and not a town
low-rise not high-rise
size (of village) contained to current boundaries
inviting and inspiring
creative, cultural hub
not dominated by cars
people-friendly-(wheelchairs and pushchairs)
commercial activity appropriate to the village character
NOT Mission Bay !
Lopdell House remains as the iconic Building dominating the village
quality architecture to endure time
a museum in the treasure-house
historic buildings well-managed and valued (Atkinson House?)
attention to detail (not cheap & nasty) in public works
dominated by bush and landscape, not by built development (and profit)
a village square/piazza where the toilet & carpark is now

roundabout bottleneck fixed by possible tunnel, or join Sth Titirangi Toby's
Park Rd or something
a more level, pedestrian-friendly walkway connections between village shops
and memorial hall complex
walkways through bush from hall spills out into busy carpark, needs to be
friendly and safe
parking on west side of Sth Titirangi Rd behind Lopdell, more
entrances/entrance from Titirangi Rd and exit Sth Titirangi Rd
small, low-rise, not 3-storied, not imposing. 1-story on Titirangi Rd side (or
both sides...?)
separate bush part off from the village and make it a reserve
good bush protected
not too prescriptive, but high-quality buildings and walkways and bus-stops
colours and materials sympathetic to bush envt and high quality
sign guidelines/design guidelines

Similar to now only better (all the things we like are preserved, all the things
we don't like are removed or replaced).
hive of activity of artistic and creative endeavour & entertainment
better use of (more public access) of Lopdell House resources
no large, inappropriate carparks (which would emphasise continued reliance
on cars)
all replaced, new, renewed buildings are excellent
iconic vegetation should remain as the village feature (legacy of past)

Would like future generations to also enjoy bush and birdsong
love to retain the beautiful trees
clean environment in the village
sustainable living evident in village, less plastics, recycling
intimate and small-scale development

people shopping, working and living locally
a wide variety of local business opportunities
strong schools. Playcentre, businesses, community looking out for each other
and friendly business sense
multi-level carpark to maximise use of space available
create butcher, baker and local shops like used to have, help build support for
local businesses so they're viable
affordable buses from Titirangi to Laingholm, Parau

should be able to see vista from street thru buildings or gaps
parking behind buildings
village square outdoor space, social/community space
more people biking to village
architecture of time - quality, unique, individual
limits on height vs. more intensive contained footprint
make road surface quieter
shared spaces - pedestrians and cars
multi-storey carpark hidden
weekly Farmers market
variety of food retail
want to retain supermarket - local retailing
northern side of street has a walkway on the sunny side
want accessible views through buildings
retain residential the knoll opp, Lopdell
important view from supermarket down Sth Titirangi Rd
retain/improve community facilities

parking for bicycles
retain convivial/community feel
retain bush and bush atmosphere
maintain and enhance bush tracks
quality/coherent architecture
more art & sculptures (more exhibitions)
more public transport
connection between Glen Eden & Titirangi
Scenic Dr - needs widening and a cycleway
increased boutique retail
an information centre !!
contain village as is
pottery heritage needs revival

consider routes e. Atkinson Rd
sense of gateway
pedestrian street with bypass/tunnel
uniqueness - retain views
art promotion e.g. Lopdell House, public live music
interaction
use technology & innovation to manage carparking
redevelopment of inappropriate buildings
Legacy buildings' quality
Create healthy lifestyles and biodiversity

Development - subdivision - 1,000 - 4,000m2

green with lots of trees
dog friendly
entertainment - cinema
traffic - safe Atkinson Rd with the schools
Sth Titirangi Rd to Rangiwai Rd must be pedestrian only
overpass/underpass at the roundabout
shared space
utilise space behind L.H for parking & relocation of supermarket
mainstreet to become cafes/boutiques/alleys
VILLAGE with views and trees
markets to be kept
community area to be developed and have higher density, parking building
below ground - shops only on top.
do not want to lose normal shopping village by having too many boutiques
galleries. needs to cater for locals
no apartments
public toilets should not be a statement - need to be accessible
links

air bridge between Rotundo and Lopdell ?
covered walkways through trees to carpark
children teenagers...consider all demographic
community house
continuity - able to 'age in place'
different use of space - flexible
parking structure - at rear of shops
service access
main road underground ?
business vs. customers ??
built height - varied depending on context and views
supermarket & petrol station changed to small shops and made pedestrian
friendly
walkway to Titirangi Beach - footpath would be a start
connection between Rangiwai Rd and new commercial area on Sth Titirangi
Rd
architecture to reflect quality of place, set high standard
pedestrianise the street

Council to have strategic plan for the whole village
to be and look in keeping with its bush environment
to maintain the views
boutique entertainment (cinema, boutique shops and market)

develop as a sustainable community
could go 3 ? Stories provided done well
most important to keep the village supporting the community
'destination' function is secondary
contained village is very important
flexible, multi-use spaces

transition between spaces important

buildings limited to 2 stories above S.L
underground car parking
coherent vibrant village that meets the needs of primarily local residents
maintain views to bush & harbour
utilise disused spaces - nth side
public meeting spaces
keep a sense of scale
warm, welcoming & vibrant
retain natural beauty
resist turning into plastic 'tourist' village

a friendly, nice, small village with good walkways
coffee bars, people and dogs
without supermarket & petrol station
people-orientated not car-orientated
respect for war memorial & war memorial hill site above the school
keep the views of the harbour, bush (curtail some trees??!)
extensions to Lopdell House - yes AND no !
Corban House to be larger
Lopdell House should be a community Gallery
Titirangi - the Arts Village

current building heights - no multi-story esp. on nth side
village feel - emphasis on village
information centre as a gateway to the west coast
minimal additional development
pedestrians to be important
promotional info regarding points of interest
blend of past & present
creative architecture reflecting local envt with cohesive feel - buildings to work
together at all layers
creativity of the west preserved - Westie talent
village contained - no sprawl
good public transport

organic food shop with good nutritional food
less people
less cars
romantic, intimate, magical, fairytale - a place like no other!
stone & wood
arty/mosaic/colourful
hilltop village - stone, wood, natural
businesses that won't be able to compete with each other
local services, e.g. lawyers, pharmacy
a buzzing creative centre arts & crafts & workshops etc
information centre
movie theatre - rialto
water feature in village square, village green/park
better integration of Lopdell House

better connections - sth titirangi - titirangi, one way system
walking connection behind shops
wide spacious access
retain village 'feel' - titirangi as gateway
more cohesion
have a history walk (Lopdell, Salors Church, Catholic Church)
building materials
underground power lines
connect RSA better to other facilities
provision for a park - poss. by school or Lopdell House
village contained within boundary
centre focussed on arts, bars, restaurants and cafes
smaller buses to connect to New Lynn train station - residents AND visitors

Where do you think the edges of the Village are?

to serve 'community' connectedness & good feeling
heart, centre, focus, node
core village is to the library , to the roundabout, to the speed bump beyond
Rangiwai Rd
CONTAINMENT!!!
beyond that is the 'edge' (includes primary school, RSA, fire station, churches
commercial activity limits (contained along the ridge on the main road, should
be serving the needs of the village, current character)

Kindergarten, hall & library should be part of village
Toby's - as far down as the fire station
school & church should be included
Rangiwai Rd, up to the end of the Catholic Church
Sth Titirangi Rd (?)
what we are defining should be kept to
Cnr Rangiwai & Takahe Restaurant
4 houses beside Supervalve
contain village North side of Titirangi Rd at Supervalve
what is the village ? (central village) and area ancillary to the village (2 types
of zones?)
scary to extend the village, want it contained
area's already commercial now
if too restricted, no scope for improvement in amenity
if new amenities need area for imaginative extensions

landmarks & views are permanent features
function - travellers and residents of village and businesses and other
organisations
edge of village may not necessarily determine the functions within it - 2
boundaries, physical design social, and commercial
therefore should the commercial boundary extend further than it is currently ?
design guidelines should address the preferred look & function of the
social/physical boundary
edge should be defined by the places you can easily and conveniently walk

Rangiwai Rd down to Toby Jug
Atkinson Rd - down to Presbyterian Church and school
Scenic Dr - entrance, gateway to Waitakere Ranges , roundabout, end of
village
Natural entry point at Rangiwai Rd & Titirangi Rd intersection
Trees are welcome atmosphere

two distinct areas - commercial/community
fire station, Toby's, roundabout, Rangiwai Rd.

Titirangi Rd sign not good enough there.
gateway like the mushrooms
commercial area has wider focus
Park Rd - church
areas of precincts....commercial area....community area
school is part of community - not village

place limits on Sth Titirangi Rd
traffic is an issue (Park Rd)
where does the commercial zone end/begin ?
top of Sth Titirangi Rd is an issue
include Henry Atkinson's house in the village
commercial developments should not encroach into existing residential
trees dictate development
continue to encourage 'home' industries (pottery, arts etc)
more arts and crafts in the village

containments - natural landscape
stop creep down Sth Titirangi Rd - connect what already exists
school sits outside the edge
centre defined by parking

community facilities are part of the village
relocate the Judo Hall - don't let it dictate development
kindergarten remain in the village - flexible on location, long-term
consolidate village
solid edge - roundabout, Rangiwai Rd, corner, fire station, offices
tunnel ?

geography/topography - spectacular and containing
bookend hills, centre them
evolution rather than expansion
consolidation
down Sth Titirangi Rd to back of offices and match on other side (fire station)
school - dangerous and no appropriate
what's behind is as important as what's in front
coherence with building
kindy to front Lopdell carpark
flexibility over time ? Concentric circles of 'commercialness'

roundabout - Rangiwai Rd to Post Office
Titirangi to Toby's office
wider community ?

include all community spaces in the village

school linked into village more

village includes commercial community & some residential
residential is integral part of it
village as a concept, not a boundary
but GATEWAYS define it

Sth Titirangi should be considered as part of the village - access needs to be better

community cluster is part of village
extends to roundabout
Rangiwai Rd to church
Park Rd down Sth Titirangi

village shops
keep it contained !
no wall !

keep it rustic looking - natural
village green or park ?
put main road where Shell stn and supermarket are now (demolish them)
create more space for pedestrians
market place
build eco-buildings where road is now
make good use of existing areas, connect them well

school - community focal point
house on the hill - Atkinson's House
Rangiwai to the roundabout is the CORE
extend down to community hall & Toby's
down the fire station
village core with wider area
containment within walking distance
market place
build eco-buildings where road is now
make good use of existing areas, connect them well