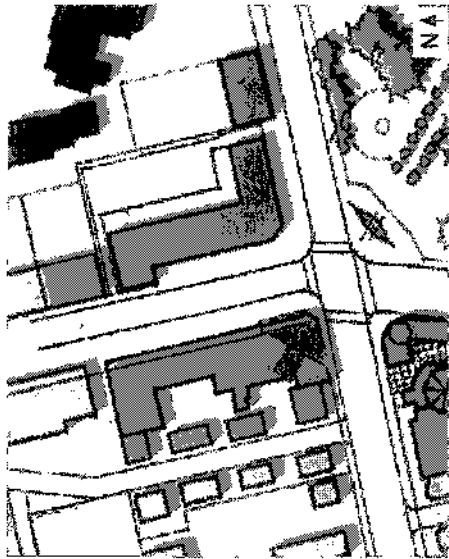




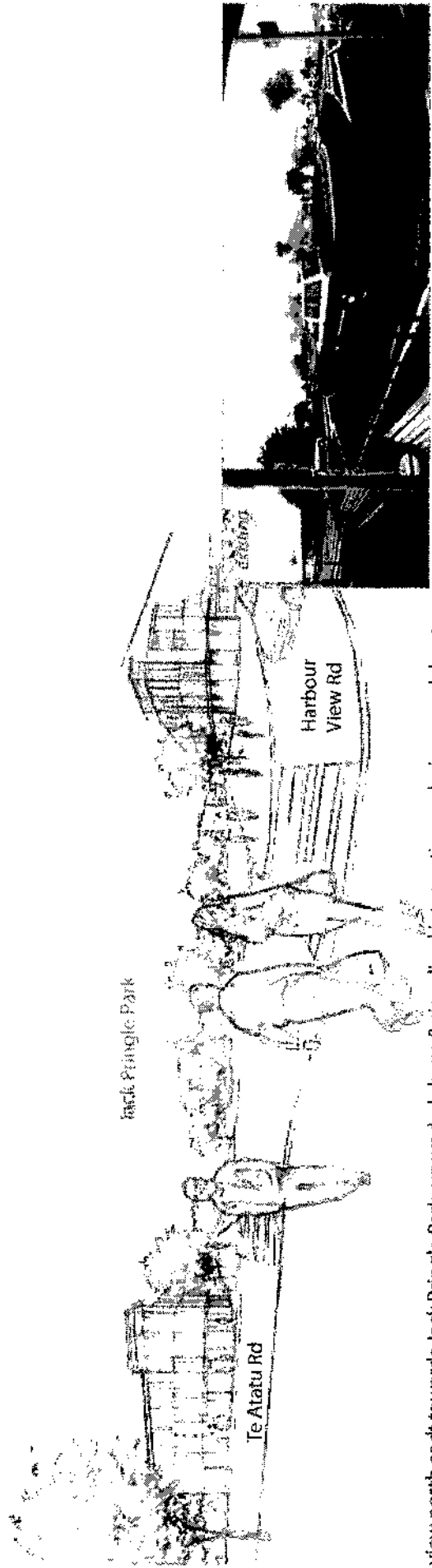
4 northern shops precinct concept

town centre concept

A51

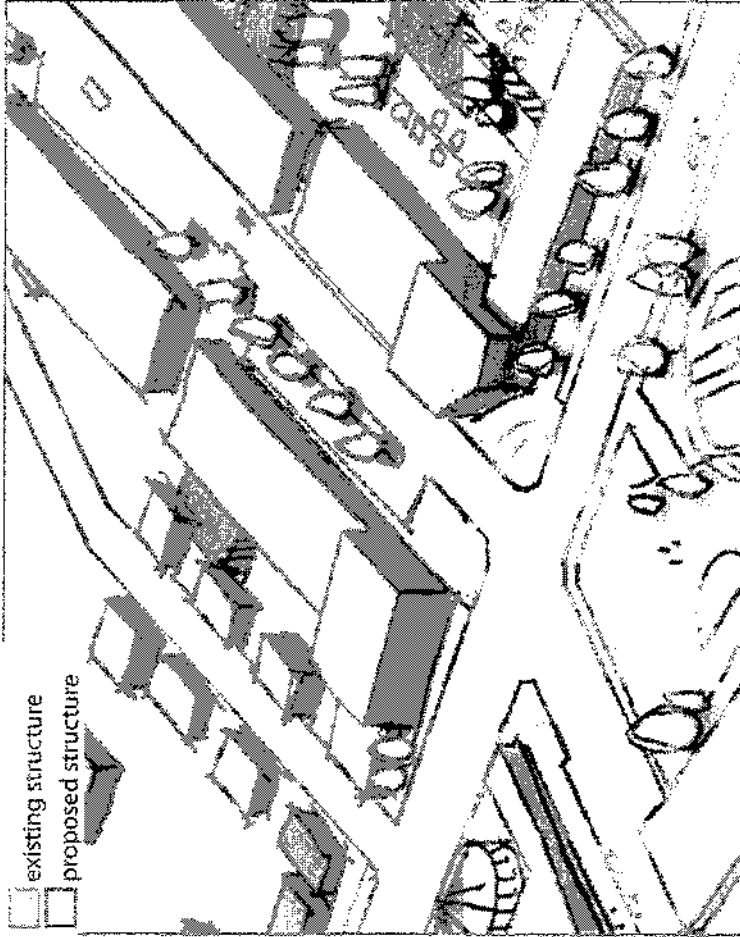


indicative option



view north east towards Jack Pringle Park. upgraded shops & signalised intersection replacing roundabout

## northern shops precinct concept 4



existing low-scale shops can be redeveloped to larger scale & mix of uses - commercial & residential

### indicative design

These design principles can be achieved in a number of ways. The indicative concept demonstrates one option:

- the intersection of Harbour View Rd & Te Atatu Rd redesigned into a light controlled four way stop to improve pedestrian safety & reduce traffic speeds inside the town centre. Tighter, signalised intersections are more pedestrian-friendly than large roundabouts, which encourage vehicles to move faster, & increase the crossing distance for the pedestrian away from direct desire line.
- minimum 3 storey redevelopment allows for retail ground, commercial & residential above - corner sites opportunity for more important or larger scale buildings
- existing lanes provide basis for new network of small-scale streets to open up rear sites for future redevelopment & more intensive housing close to recreation facilities & town centre
- medium-density housing, with option for commercial at lower levels, continues up block where houses are converting to office uses

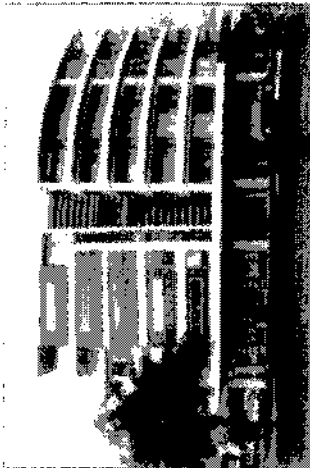
## town centre concept



# 5 gunner drive commercial precinct issues + design criteria

## town centre concept

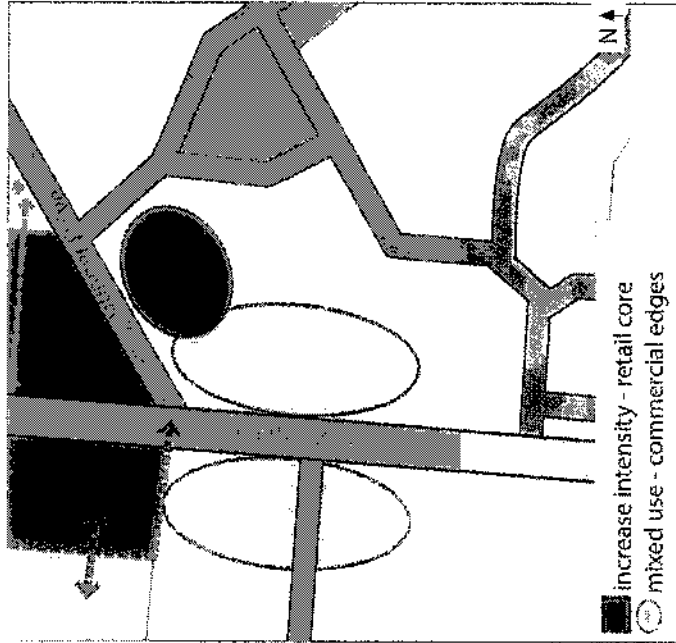
A53



Bella Vista key corner, marking transition from old mainstreet to new edge commercial



sites south of Bella Vista await redevelopment



entry to town centre dominated by car uses - gas station, supermarket carpark

### movement + connections:

- Gunner Dr considered unsafe & illegible intersection

### land uses:

- historical retail (2 petrol stations & traditional supermarket layout)
- new retail commercial

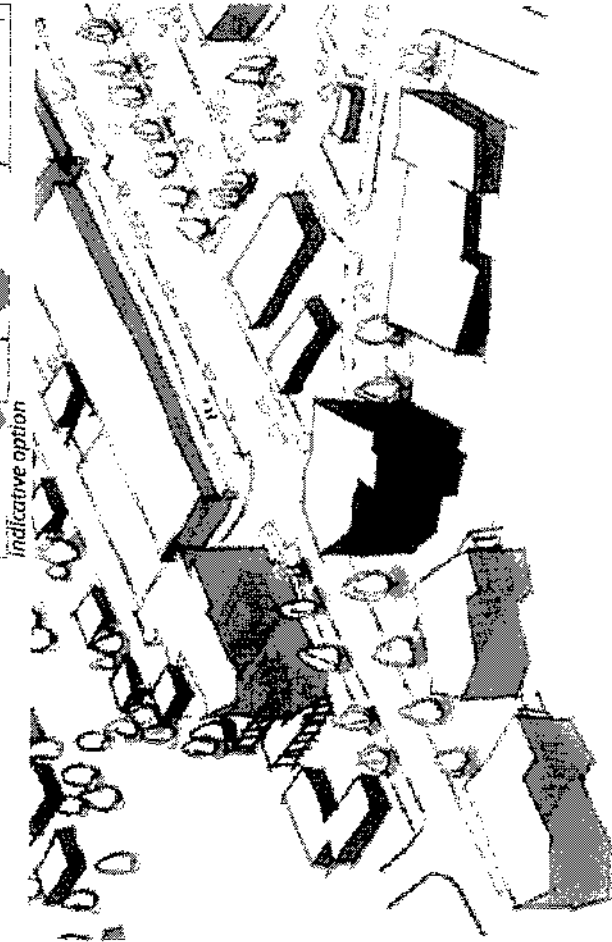
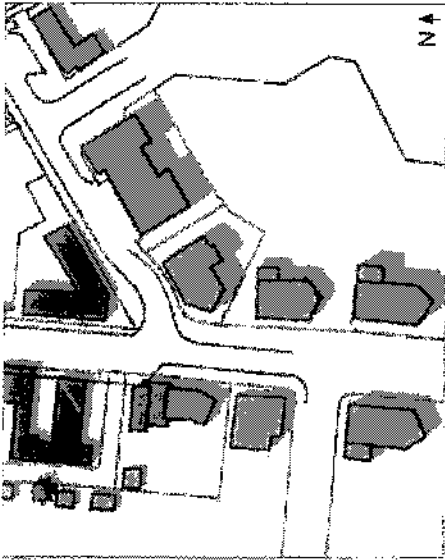
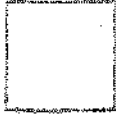
### scale + form:

- Bella Vista - 6 level mixed use at ground floor

### design principles:

- new development built to edge of street with active ground floor uses & glazing, carpark to rear
- scale of development balanced to width of street
- retail uses focussed on Te Atatu Road to strengthen core town centre retail, Gunner Road more retail services & commercial
- upper floors residential to increase intensity of people living close to town centre & supporting local shops & transport

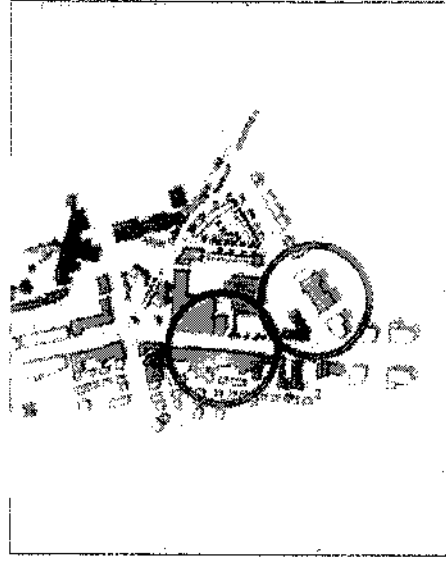
## commercial edge precinct concept 5



### indicative concept:

These design principles can be achieved in a number of ways. The indicative concept demonstrates one option:

- mixed uses continue south to Yeovil Road, with commercial at ground floor, residential above
- new buildings built to property frontage creating strong street edge on Gunner Dr & Te Atatu Rd
- if supermarket & petrol filling station redevelop, follow same principles & align with street to create double-sided mainstreet on Te Atatu Road



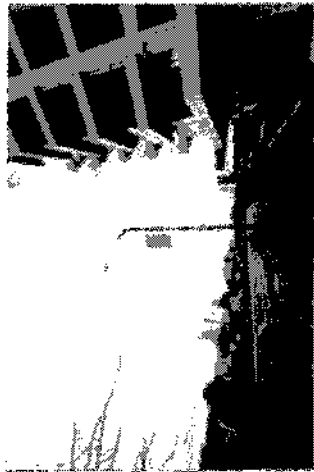
*link the 2 commercial precincts & support mainstreet function*

## TOWN CENTRE CONCEPT

A54



## 6 gateway + corridor precinct issues + design response



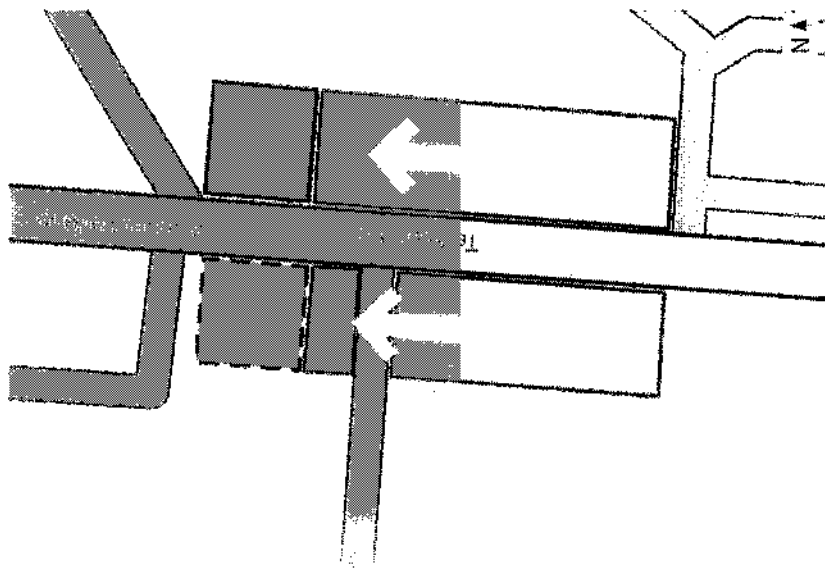
Bella Vista apartment provides a landmark at entry to town centre



low rise shops create confusion at entry to Gunner Drive



single level residential uses opposite Bella Vista building



- Increased intensity
- existing tall building as gateway
- potential new building as gateway

### movement + circulation:

- opportunity to calm Town Centre traffic through an improved gateway / entrance

### land uses:

- Bella Vista mixed use
- west side single level
- conversion of residential to commercial on west side but no redevelopment of residential

### scale + form:

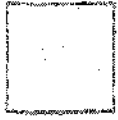
- Bella Vista is 6 levels
- other properties 1-2 levels

### design principles:

- higher level buildings & increase in activity at street level - currently low-rise, older shops on Te Atatu Road & higher-rise new developments on Gunner Road create some confusion about location of town centre.
- mixed uses at Harbour View edge can be mirrored by higher intensity development on west side of Te Atatu Road
- development can reduce to lower residential scale south of Yeovil Road

# town centre concept

A55



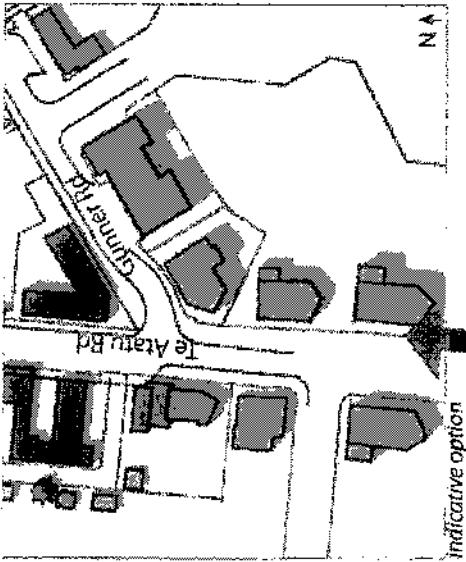
## gateway + corridor precinct concept 6

# town centre concept

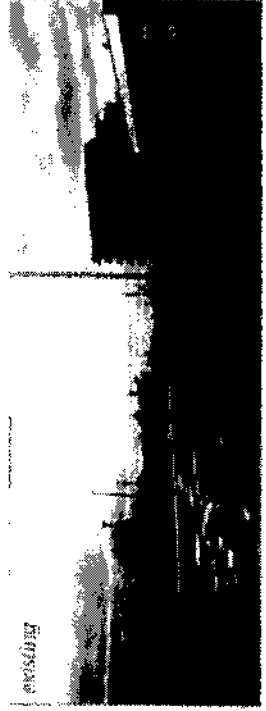
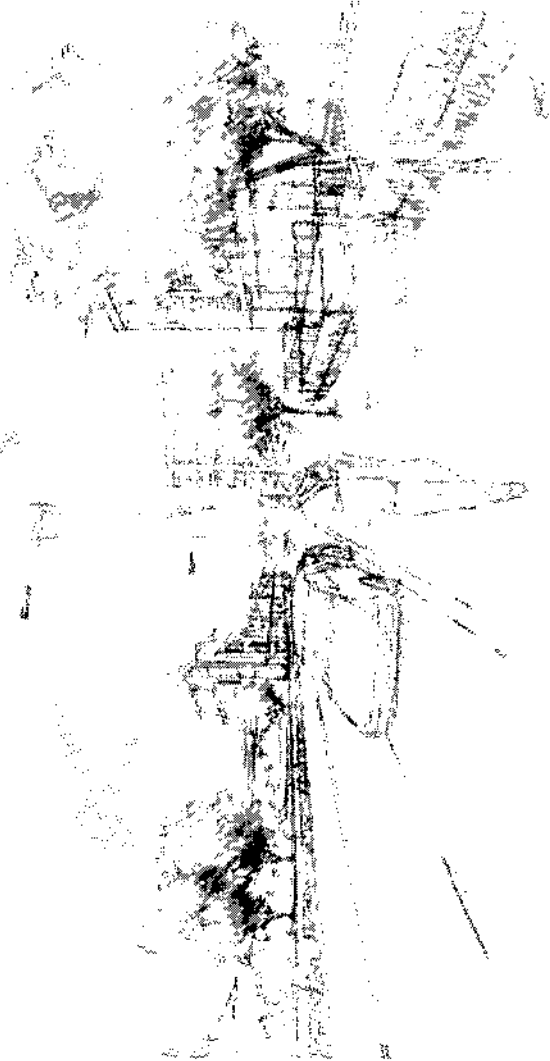
### indicative concept:

These design principles can be achieved in a number of ways. The indicative concept demonstrates one option:

- as town centre redevelops with 3-4 level buildings, this should create a stronger sense of the importance of the traditional mainstreet
- two new apartment buildings proposed south of Bella Vista, creating strong edge to eastern side of Te Atatu Road
- Potential for extending community zone or special zone to south of town centre on western side, to create opportunity for another landmark building of similar scale. This will help create a gateway into the town centre & define the edge of the more urban centre, distinct from the more traditional low-density neighbourhoods.



indicative option



gateway created by new building to match scale of Bella Vista



# 7 residential intensification precinct issues + design brief



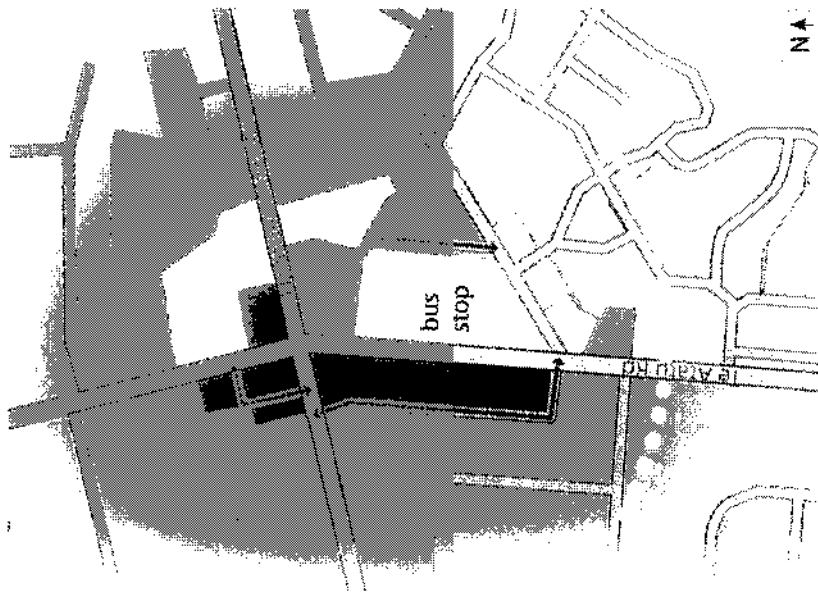
low density houses north of shops - some converting to commercial uses



single family houses adjacent to mainstreet



Harbour View development demonstrates high standard of design in medium density housing



## movement + circulation:

- fairly well connected to Te Atatu Rd
- green links in place but urban reserves could be better connected

## land uses:

- bungalow style single level residential
- 2 level lot infill dominant pattern

## form + scale:

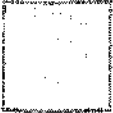
- predominantly single level

## design principles:

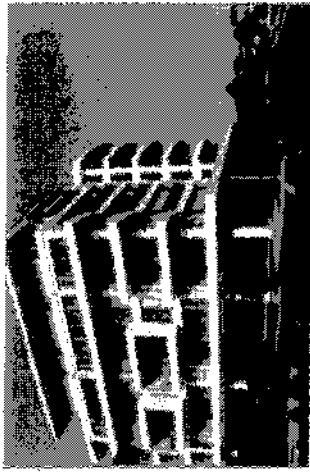
- higher density housing should be located within a 5 or 10-minute walk of town centre & bus routes
- living within 5 minutes walk of a bus stop increases the probability of using passenger transport
- increasing the number of people within walking distance of town centre adds to foot traffic & people supporting the local shops
- higher density requires higher standard of design - & a higher level of amenity such as parks or views
- diverse population needs choice of housing besides low-density single family houses - empty nesters, starter households, singles
- narrow lots may need to be amalgamated to maximise densities but ensure design quality

# town centre concept

A57



# residential intensification precinct concept 7



high density - apartments



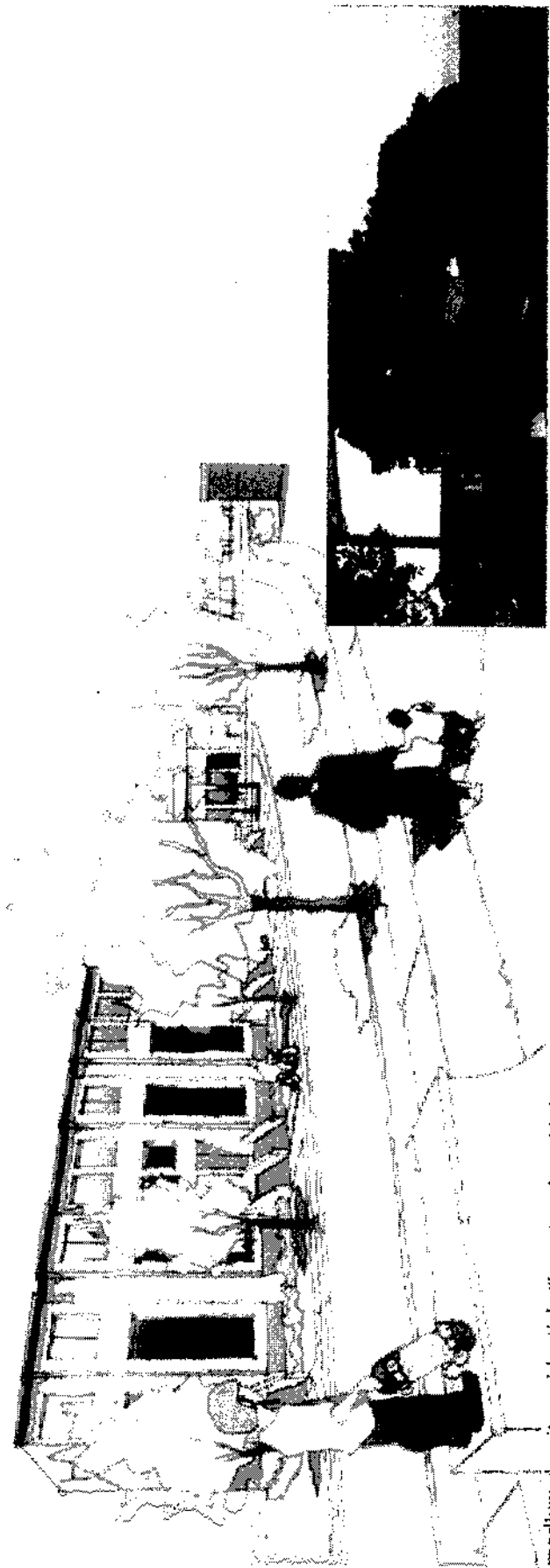
medium density - terraces

# town centre concept

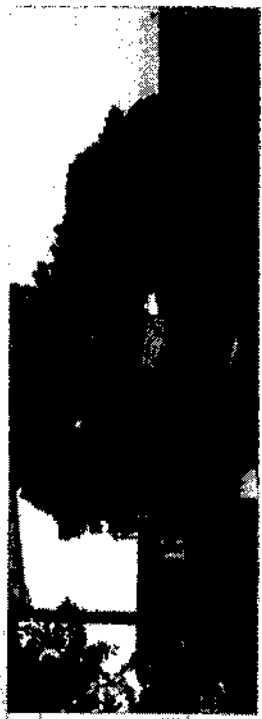
## indicative concept:

These design principles can be achieved in a number of ways. The outline concept proposes an option:

- focus increased density in the blocks immediately adjacent to the town centre
- as well as mixed uses on the mainstreet, parallel streets could absorb terrace housing, particularly around park edges or where there are potential harbour views
- medium density living zones require high standard of design & amenity, similar to that established in Harbour View living



medium density residential - illustration of possible form that W.L.T site could take, view from skate park







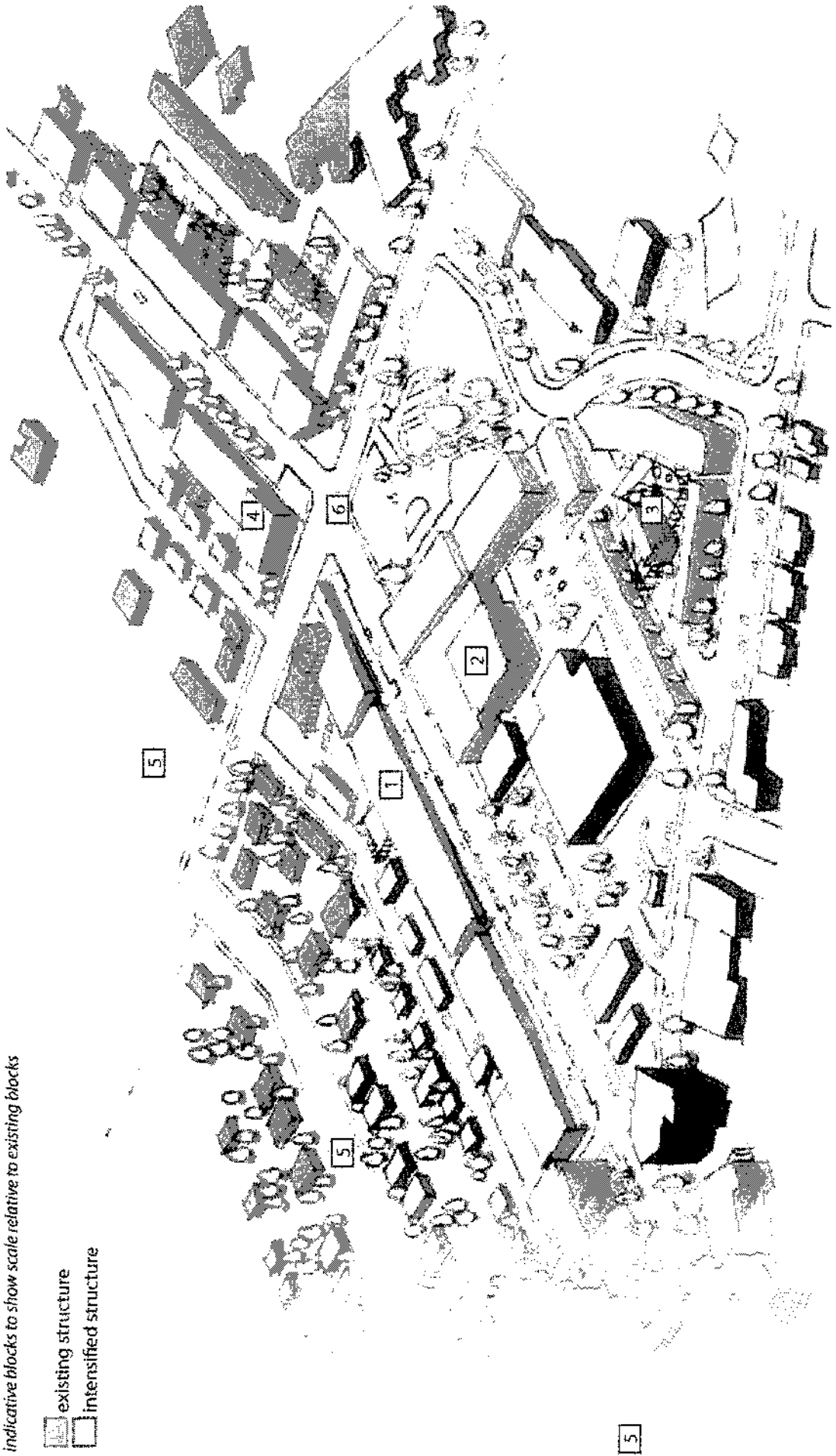
town centre summary - building scale + indicative concept

town centre concept

A59

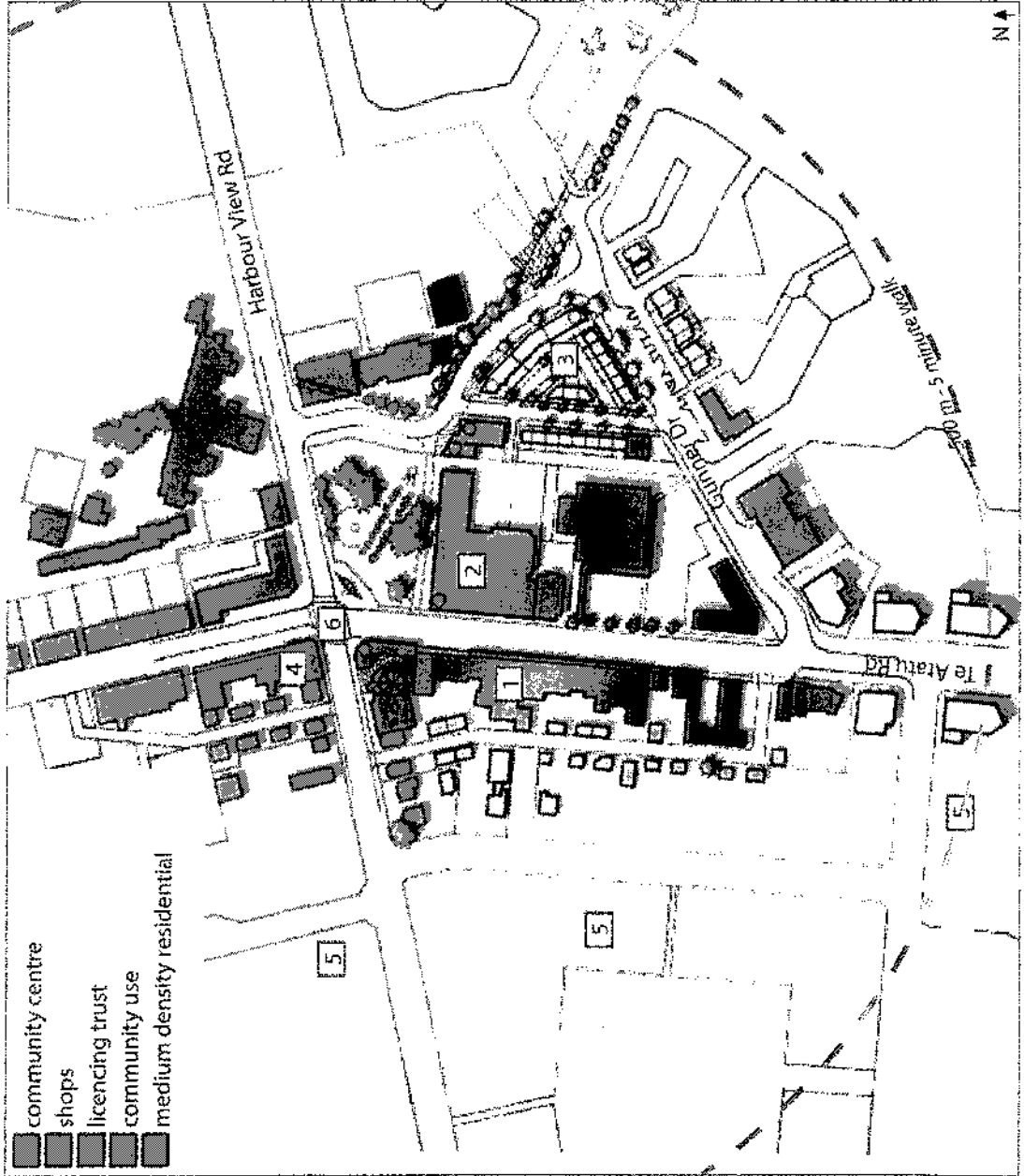
indicative blocks to show scale relative to existing blocks

-  existing structure
-  intensified structure





## town centre - overall design concept



**1** mainstreet - with appropriate scale, parking & access. Increasing scale & providing for a mix of uses improves mainstreet condition. The rear lane improves access, provides opportunity for intensification & has an additional advantage of opening a new type of development.

**2** library/community centre - upgraded to activate Jack Pringle Park

**3** Licencing Trust is a key town centre redevelopment site - maximise development by creating a perimeter block with new restaurant/bar, bottle shop & residential

**4** northern shops - redevelop over time

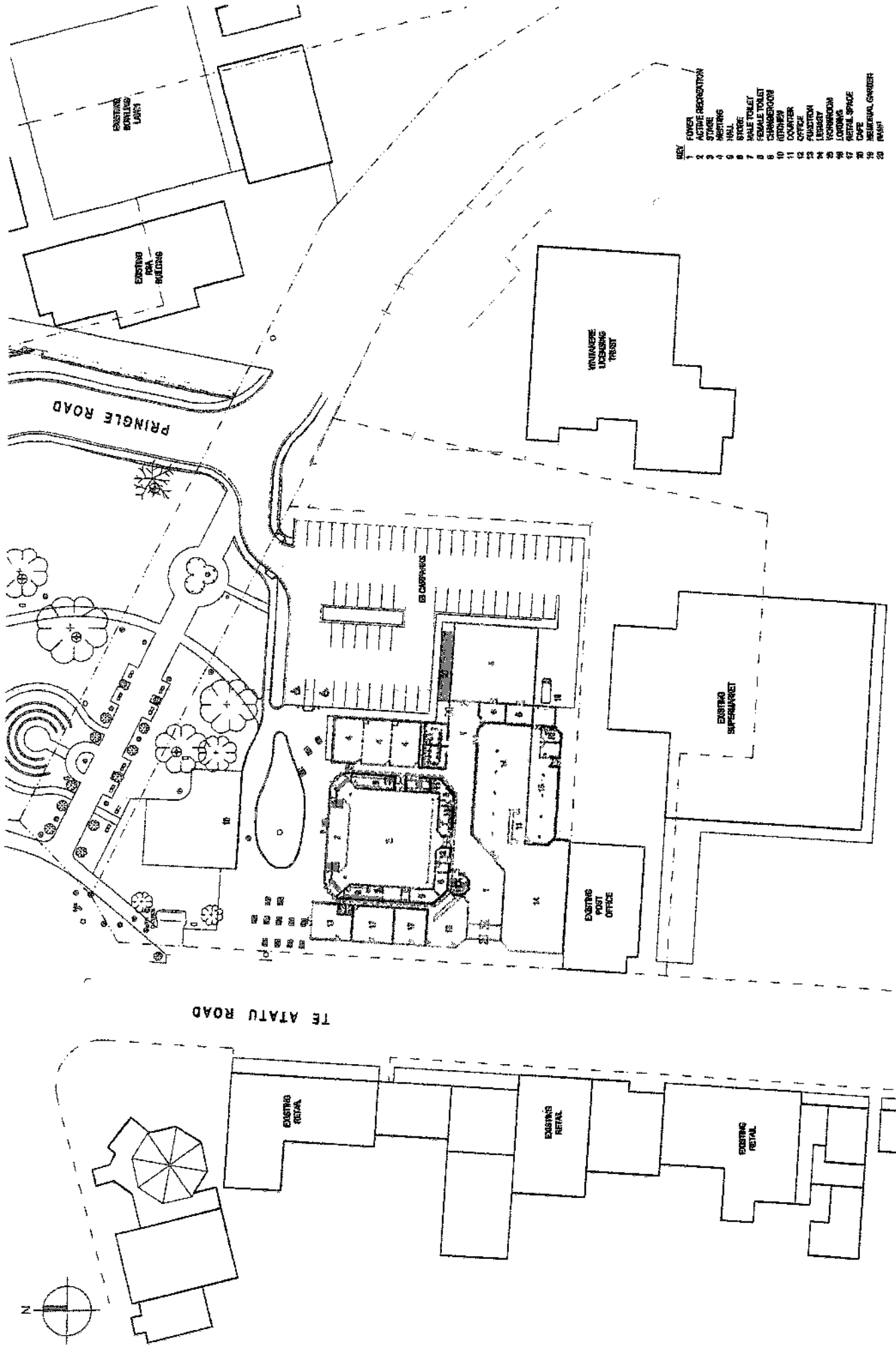
- 2-3 levels, highest near intersection
  - retail at ground
  - commercial & residential upper floors
- residential area - within 5 minute walk (500 metres) to town centre can redevelop with more intensive housing

**6** Improve northern intersection - this could be achieved by:

- improving pedestrian conditions
- signalised intersection
- promoting more active street edges
- promoting redevelopment of adjacent buildings

## town centre concept

A60



- KEY
- 1 POWER
  - 2 ACTIVE RECREATION
  - 3 STAIRS
  - 4 ASBESTOS
  - 5 HALL
  - 6 BRIDGE
  - 7 MALE TOILET
  - 8 FEMALE TOILET
  - 9 CHANGEROOM
  - 10 BURNER
  - 11 COUNTER
  - 12 STOVE
  - 13 SINK
  - 14 SINK
  - 15 SINK
  - 16 SINK
  - 17 SINK
  - 18 SINK
  - 19 SINK
  - 20 SINK

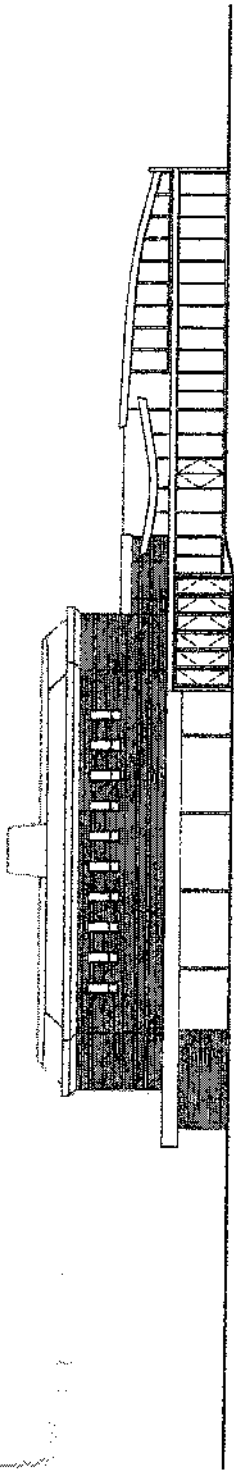
Concept Site Plan - Option A4

creativeSpaces

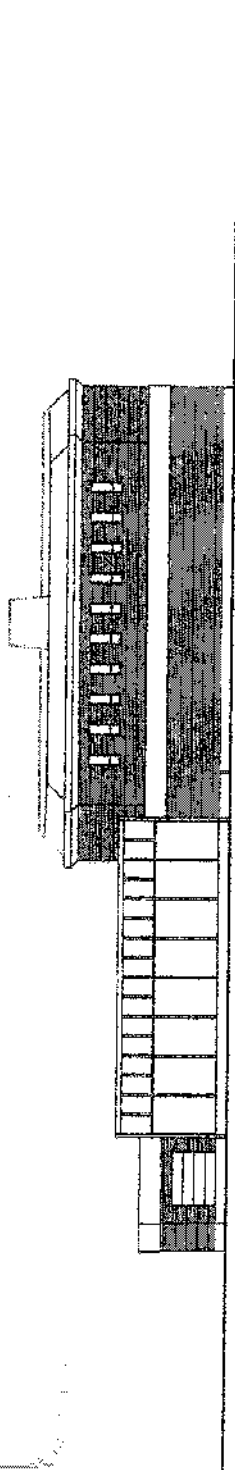
0 5 10 15 20 25m  
SCALE BAR

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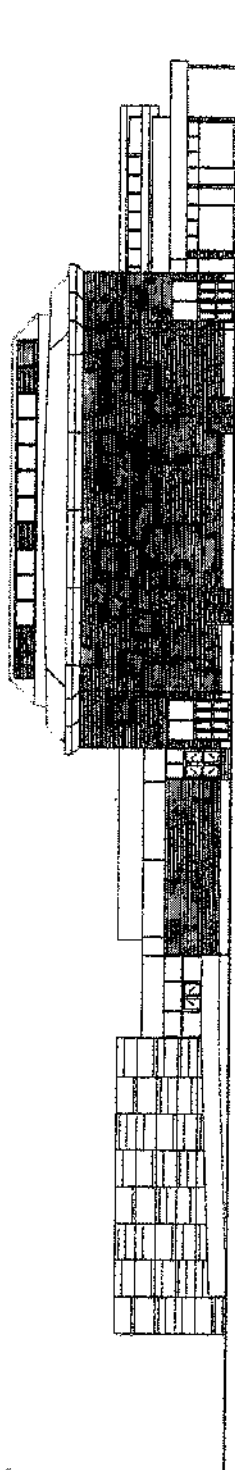
A61



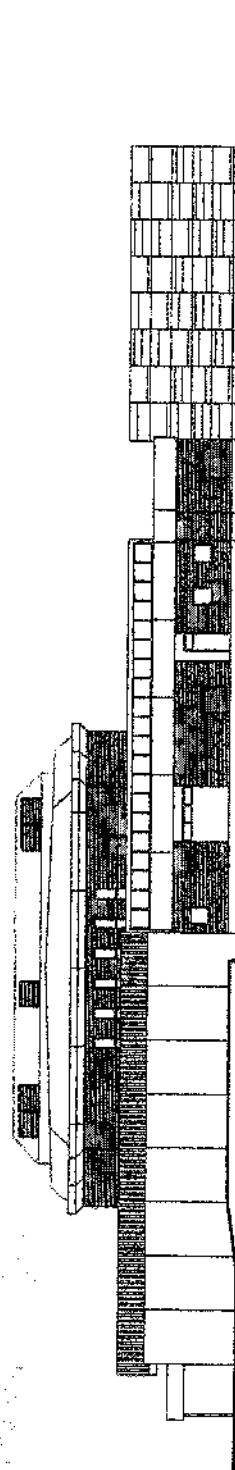
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

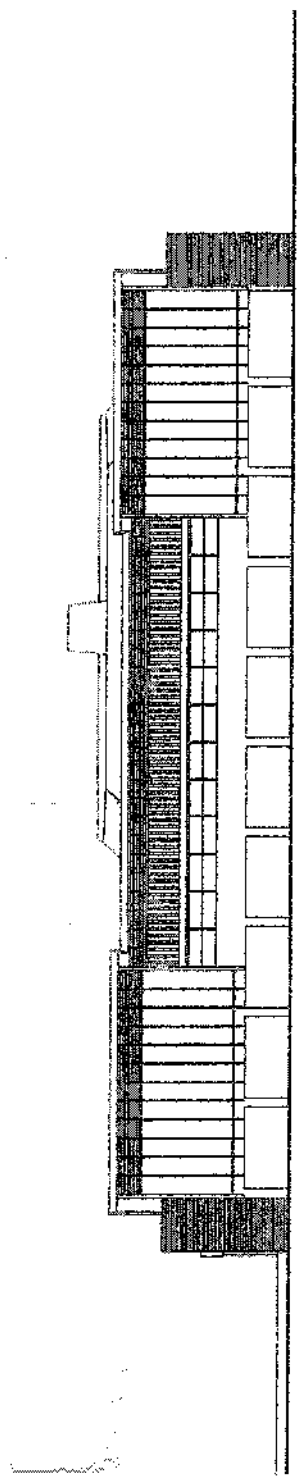


SOUTH ELEVATION

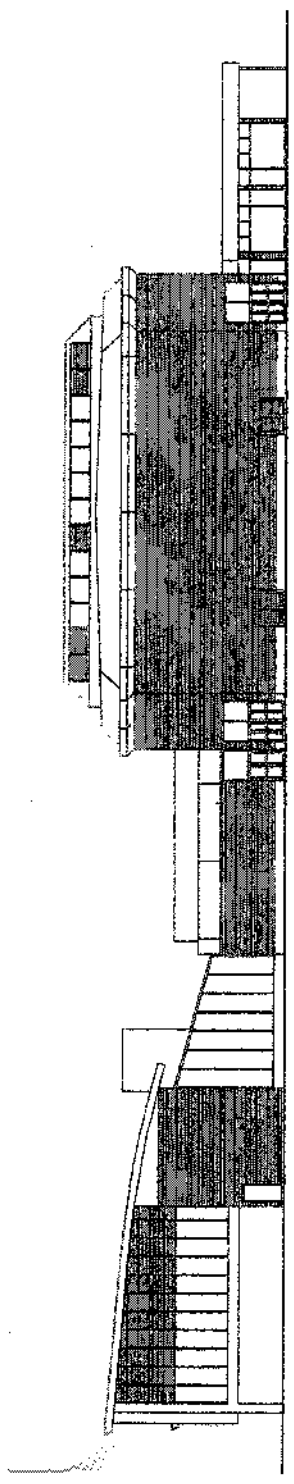
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A62

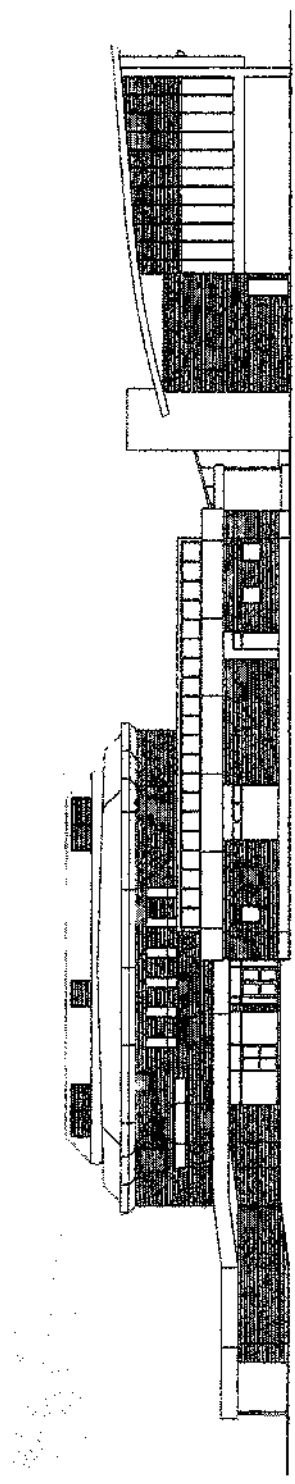




EAST ELEVATION

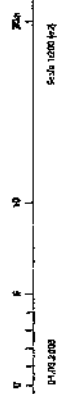


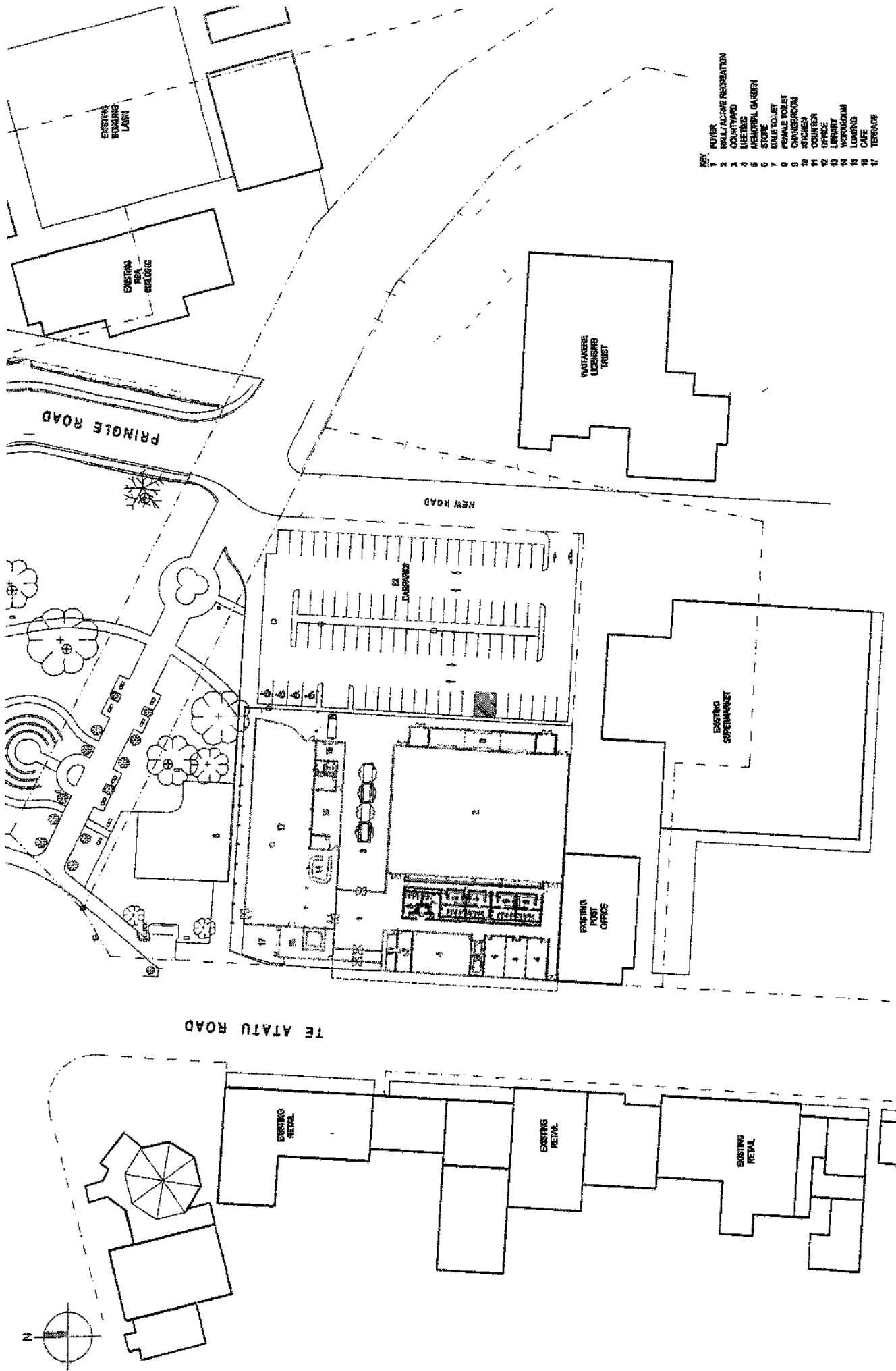
NORTH ELEVATION



SOUTH ELEVATION

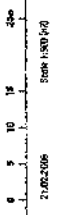
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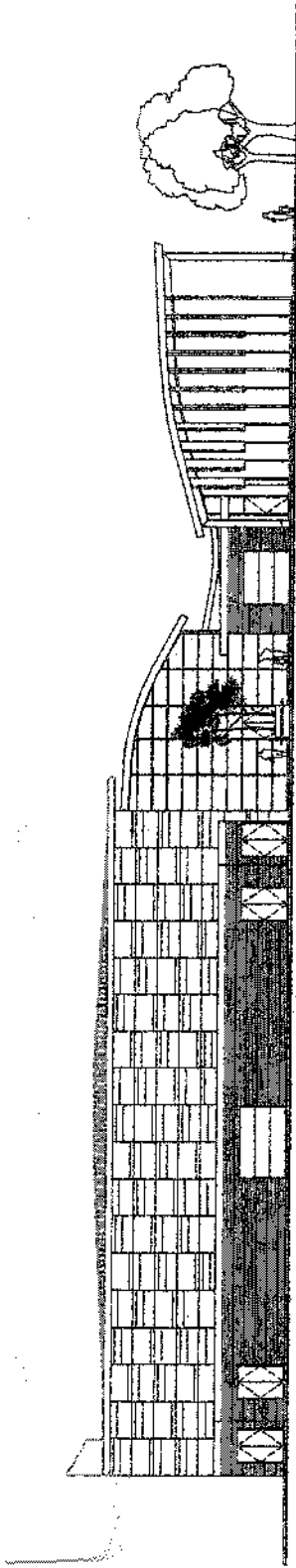
- KEY:
- 1 FENCE
  - 2 HALL / ACCENT RECREATION
  - 3 COURTYARD
  - 4 WETLAND
  - 5 MEMORIAL GARDEN
  - 6 STORE
  - 7 MALE TOILET
  - 8 FEMALE TOILET
  - 9 CHANGEBOOK
  - 10 COUNTER
  - 11 OFFICE
  - 12 LIBRARY
  - 13 PROGRAM
  - 14 LOBBY
  - 15 OFFICE
  - 16 TERRACE

Concept Site Plan - Option B1  
 Creative Spaces

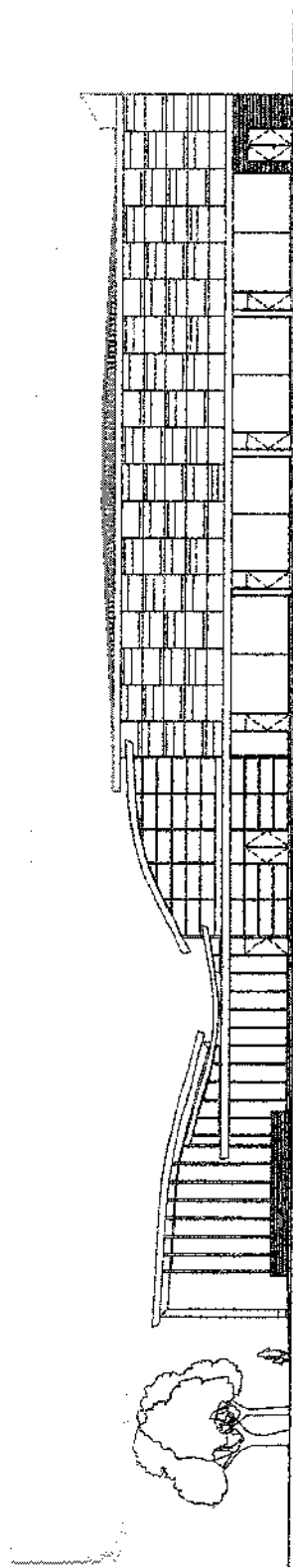


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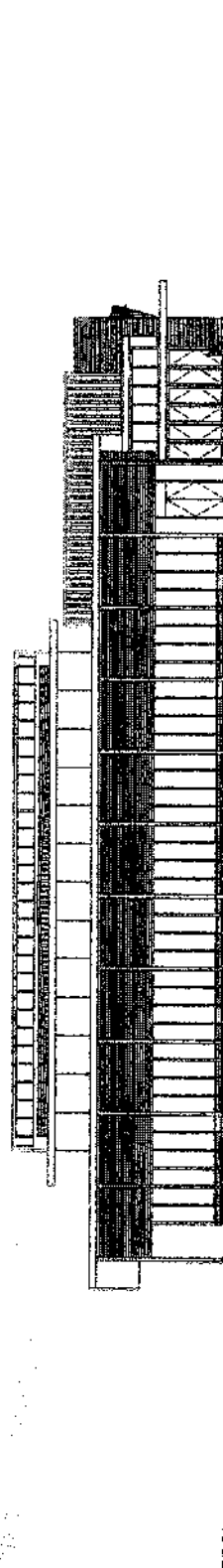
A65



EAST ELEVATION

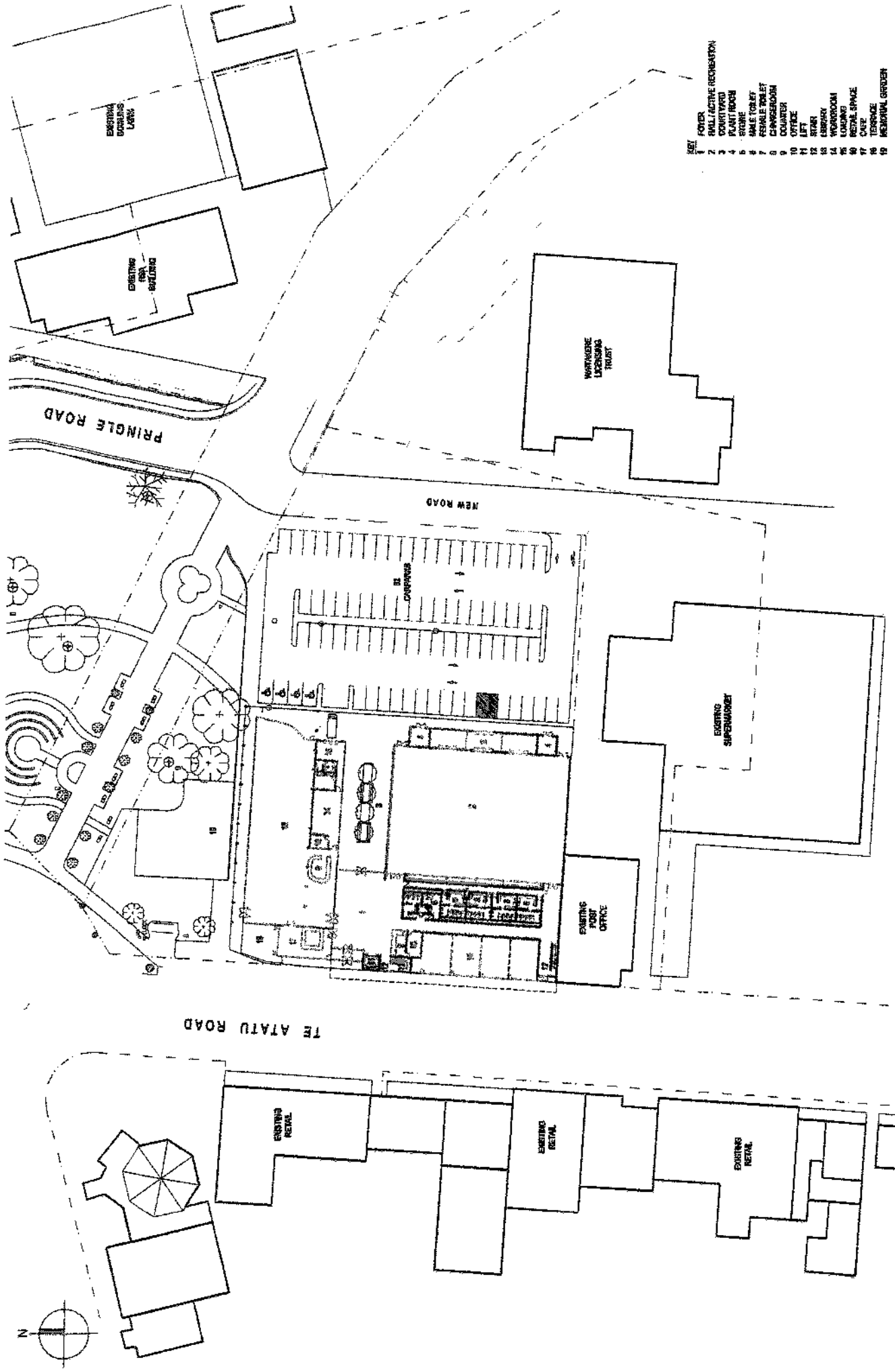


WEST ELEVATION



NORTH ELEVATION

A66



- KEY**
- 1 POWER
  - 2 SMALL ACTIVE RECREATION
  - 3 EXISTING PLAY
  - 4 PLANT HOUSE
  - 5 STORE
  - 6 SMOKE
  - 7 SMOKE TOWER
  - 8 FEMALE TOILET
  - 9 CHANGE ROOM
  - 10 COUNTER
  - 11 OFFICE
  - 12 LEFT
  - 13 STRIP
  - 14 LIBRARY
  - 15 WORKROOM
  - 16 LOADING
  - 17 RETAIL SPACE
  - 18 CAR
  - 19 TISSUE
  - 20 MEMORIAL GARDEN

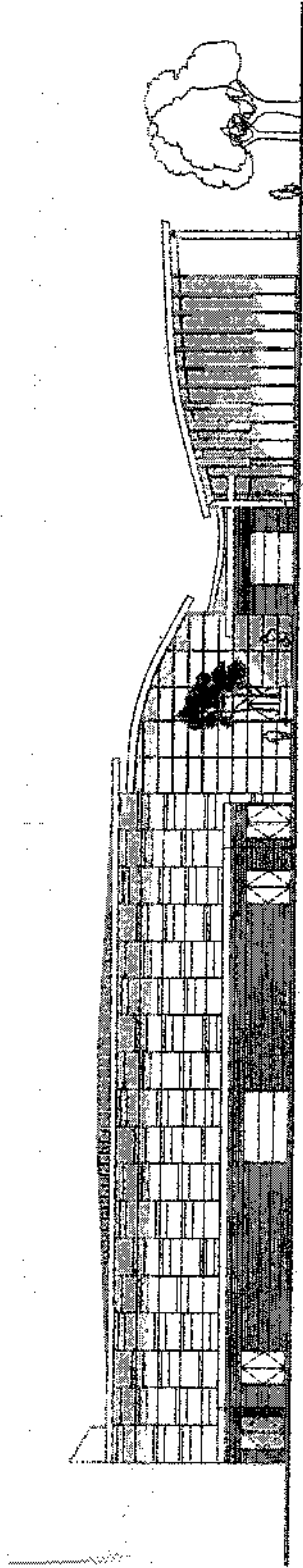
0 5 10 15 20m  
 02/03/2006  
 South 1000/1:00

Concept Site Plan - Option B2

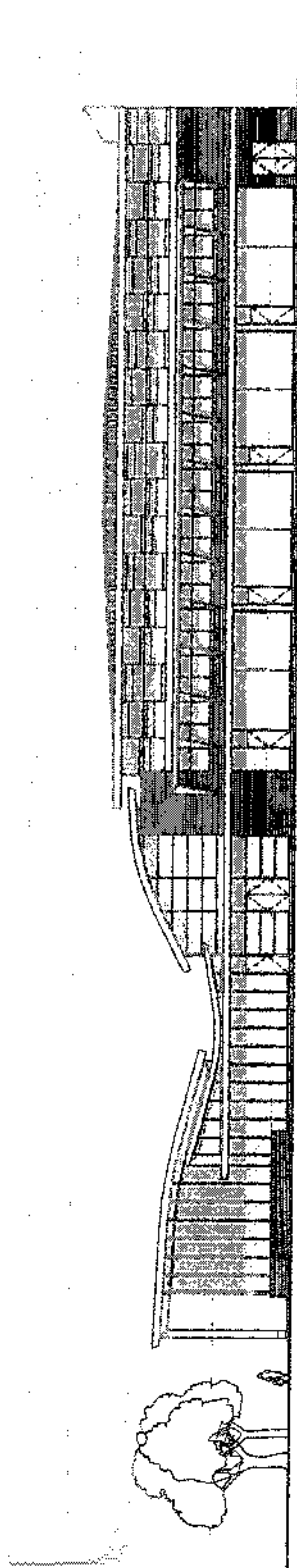
creativespaces

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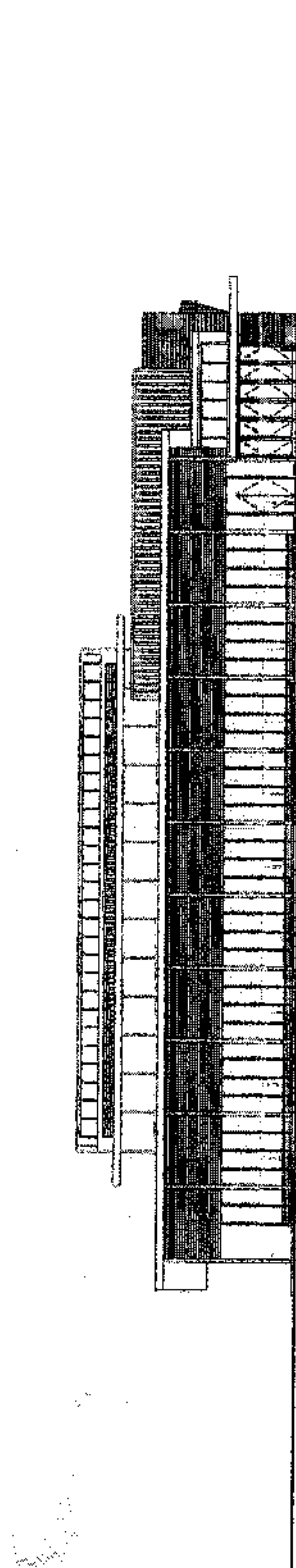
A67



EAST ELEVATION

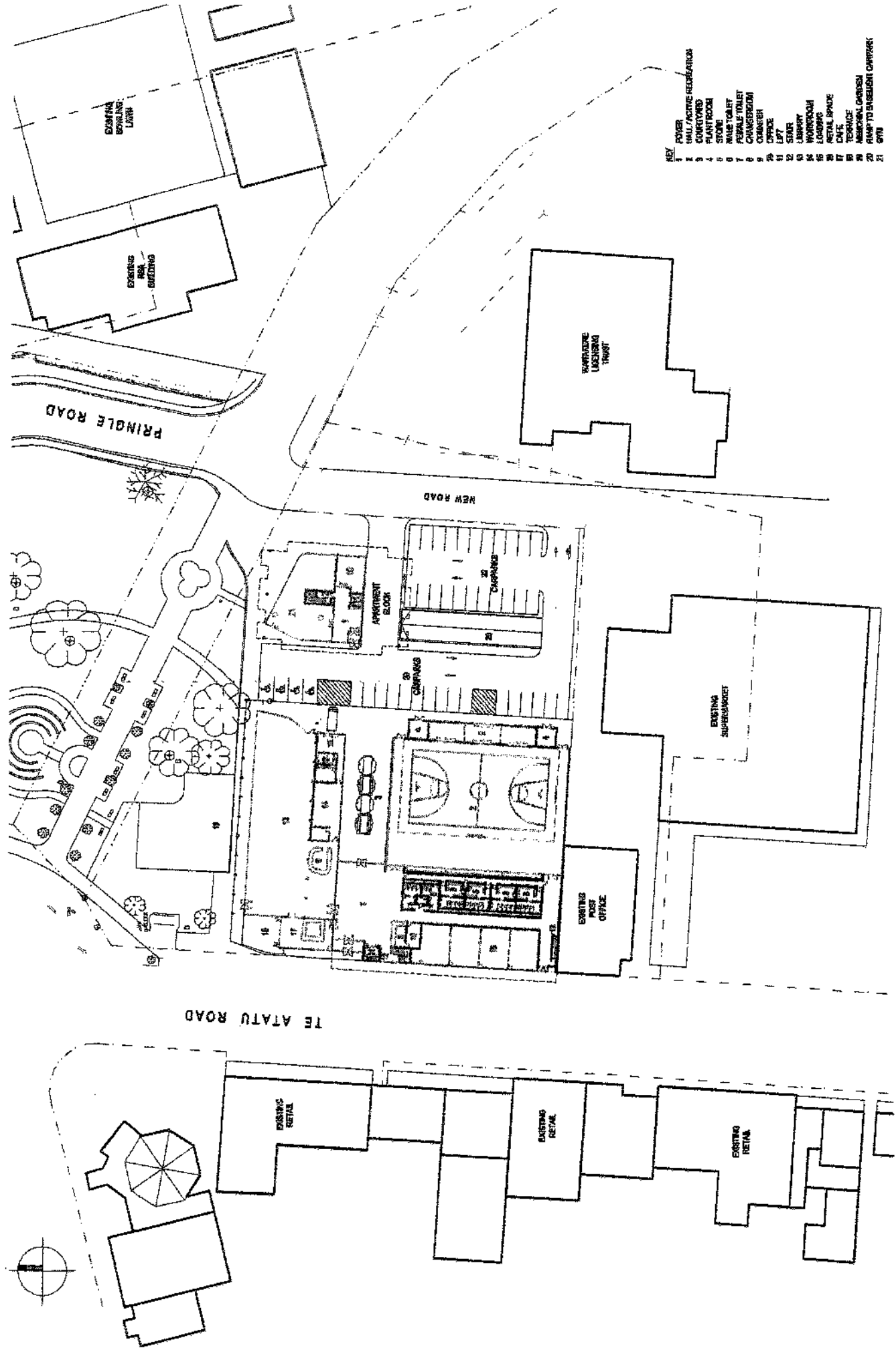


WEST ELEVATION



NORTH ELEVATION

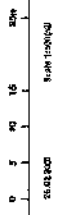
A68



- KEY
- 1 POWER
  - 2 HALL/ACTIVE RECREATION
  - 3 COURT/YARD
  - 4 PLANT ROOM
  - 5 STONE
  - 6 WALK TOLLIT
  - 7 FEMALE TOILET
  - 8 CHANGE/SHOUB
  - 9 CORNER
  - 10 OFFICE
  - 11 SEWER
  - 12 LAUNDRY
  - 13 WORKROOM
  - 14 LOADING
  - 15 RETAIL SPACE
  - 16 CANE
  - 17 TERRACE
  - 18 AMBIVOL DRAIN
  - 19 RAMP TO BASEMENT CARPARK
  - 20
  - 21

Concept Site Plan (Basement Parking) - Option C

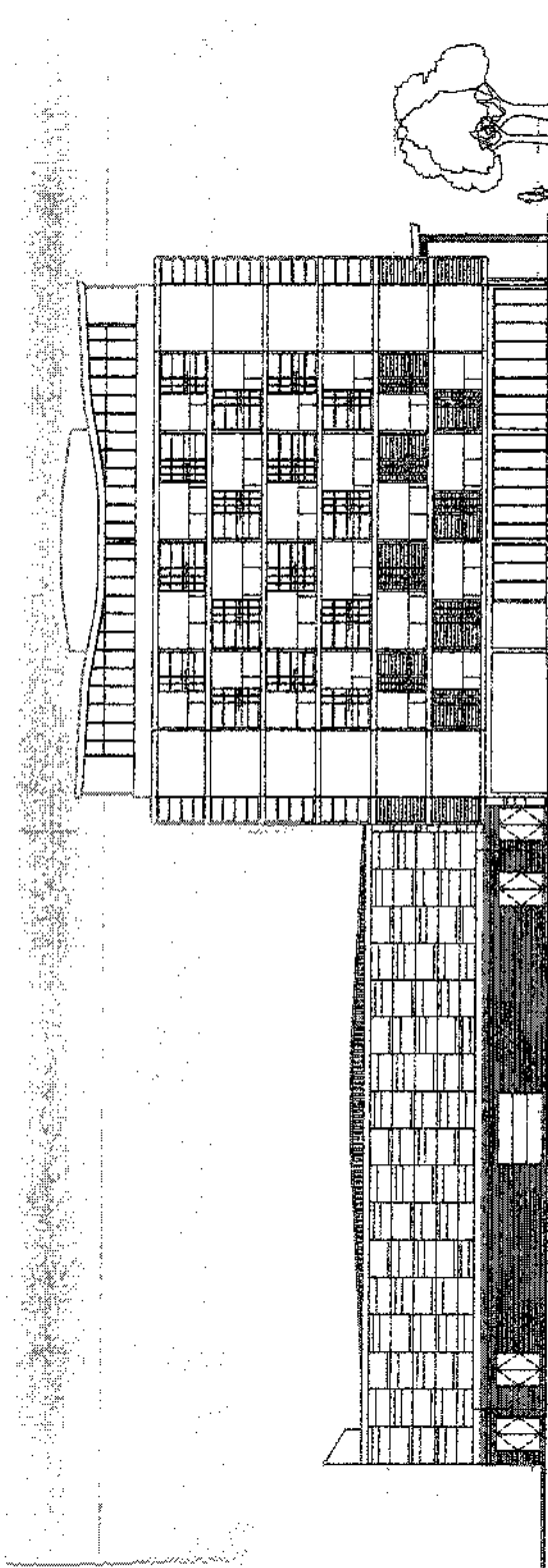
CreativeSpaces



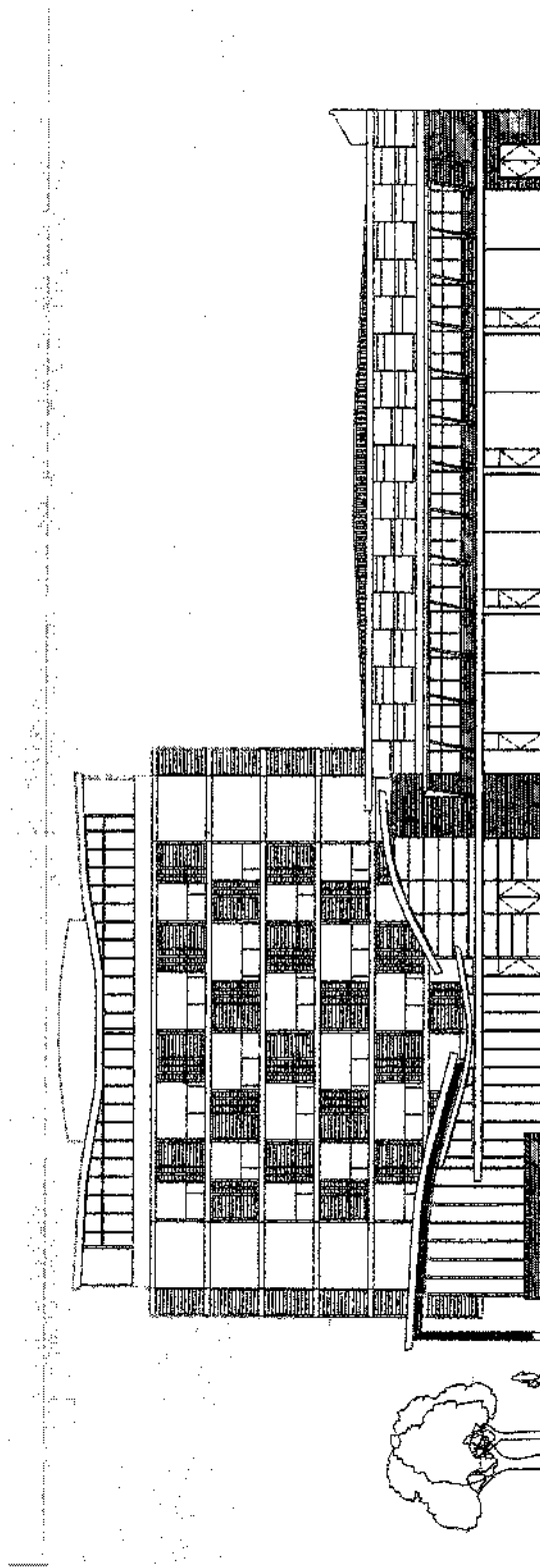
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Prepared by Creative Spaces Ltd

A69

A70



EAST ELEVATION



WEST ELEVATION