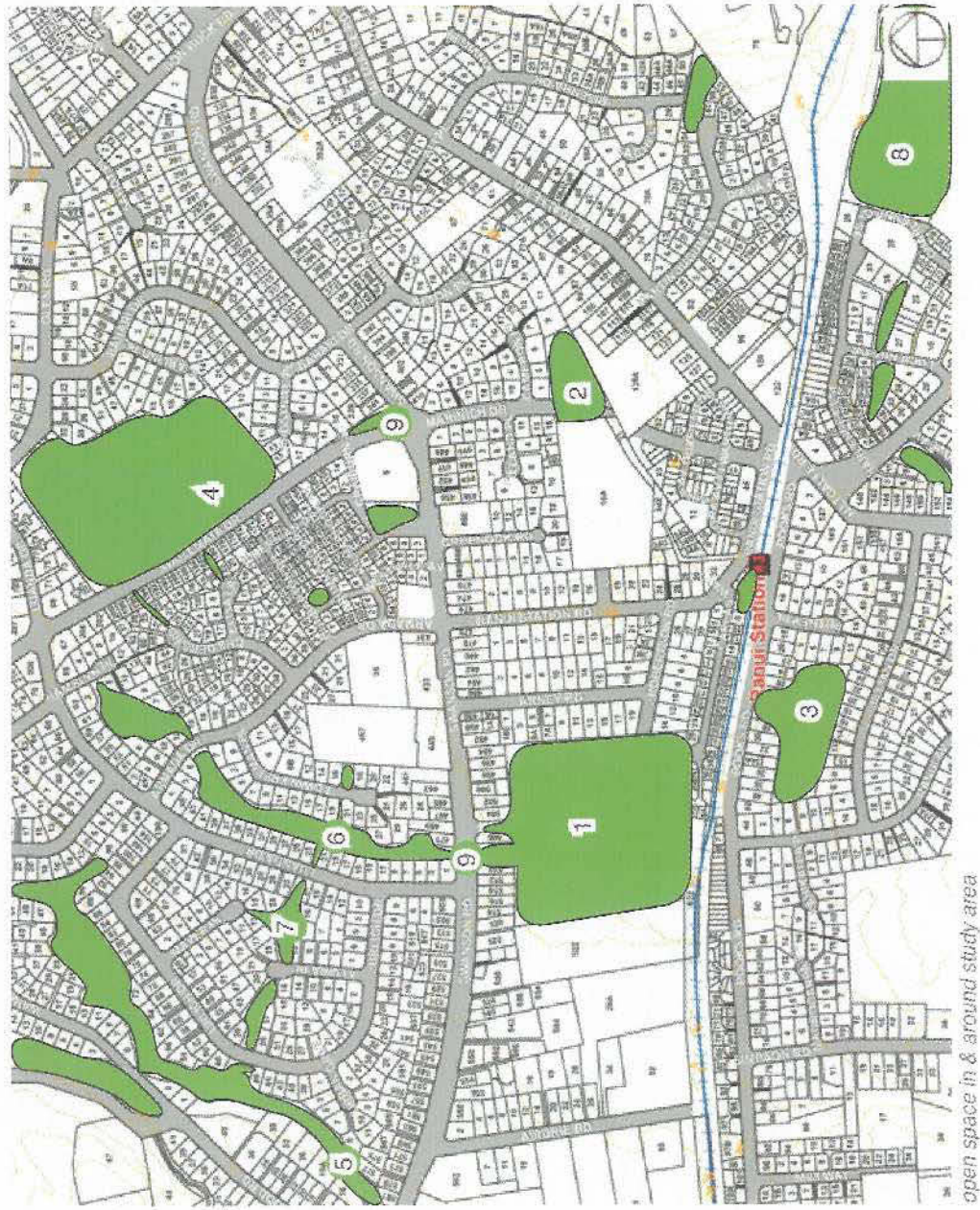


Analysis open space



open space in & around study area



Ranui Domain



Fooks Reserve



Coroglen Reserve



Community gardens at Marinich Reserve

Parks & Reserves

Ranui is well served in terms of the quantity of public open spaces & reserves. However the quality of some of the spaces could be improved to enhance their amenity, safety, road frontage & function for the neighbourhoods that they serve. One of the key open spaces, Ranui Domain suffers from poor road frontage & associated poor visibility.

Like transport networks, open space networks should be extensive, varied, interconnected & accessible to all neighbourhoods. Open space also performs an important role in encouraging more intensive forms of residential & commercial development, sometimes acting as a catalyst for redevelopment. Green infrastructure in the form of parks & tree lined streets offer a connection with the natural environment. Ranui also has a number of streams that create additional green networks through the neighbourhood. These stream networks are being replanted & enhanced by the community in partnership with Project Twin Streams (PTS). There is an opportunity to build upon the work already started by the community & PTS to further enhance the "greenness" of Ranui.



Ranui Domain

1 The Ranui Domain is a significant reserve of 6.3 hectares that offers sports fields, a rugby league club, a children's playground as well as intrinsic natural qualities. The Domain is located west of the town centre & train station, with little visual connection to the town centre. Pedestrian access to the reserve is provided at 510 Swanson Road, some 250 metres to the west of the Ranui town centre. This pedestrian access is alongside a stormwater pond, which could be a very pleasant entrance if maintained & graffiti removed. Visibility however is poor, with vegetation often obscuring views & paths. This impacts on the sense of safety, reducing community use of the Domain.

A second entrance into the Domain carpark is provided from Robertson Rd & there is a third pedestrian only entrance from Carla's Way to the south.

The Domain is surrounded by the back of homes, creating little opportunity for surveillance & creating a hard edge to the reserve with fencing.

2 Marinich Reserve is located adjacent to the Ranui Primary School. The final Marinich Drive road link is yet to be completed. A community garden is provided on the reserve, & managed by Ranui Action Project. Plots are available for lease by residents.

3 Pooks Reserve is located to the south-west of the train station & is surrounded by the backs of dwellings. The reserve contains a playground & mature trees, but poor surveillance limits this as a safe pedestrian route, particularly after dark.

4 Starting Park – is an active recreation park located north-east of the Ranui town centre, approximately a 5 minute walk along Waitemata Drive. The park provides for a range of users including softball, soccer, a skate park, half court & playground. Council is currently considering a proposal for a new multipurpose club room to replace the one recently destroyed by fire.

Green Networks

5 Urlich Esplanade – stream & restoration land including a pedestrian walking track. Local residents have been active in maintaining planting & organising informal care groups & are currently working with Council & a local artist on a sculpture to be placed at the entrance to the reserve on Swanson Road (see artists impression on following page).

6 Armada Reserve – surrounded by rear sides of homes & connects to Swanson Rd, provides pedestrian connections

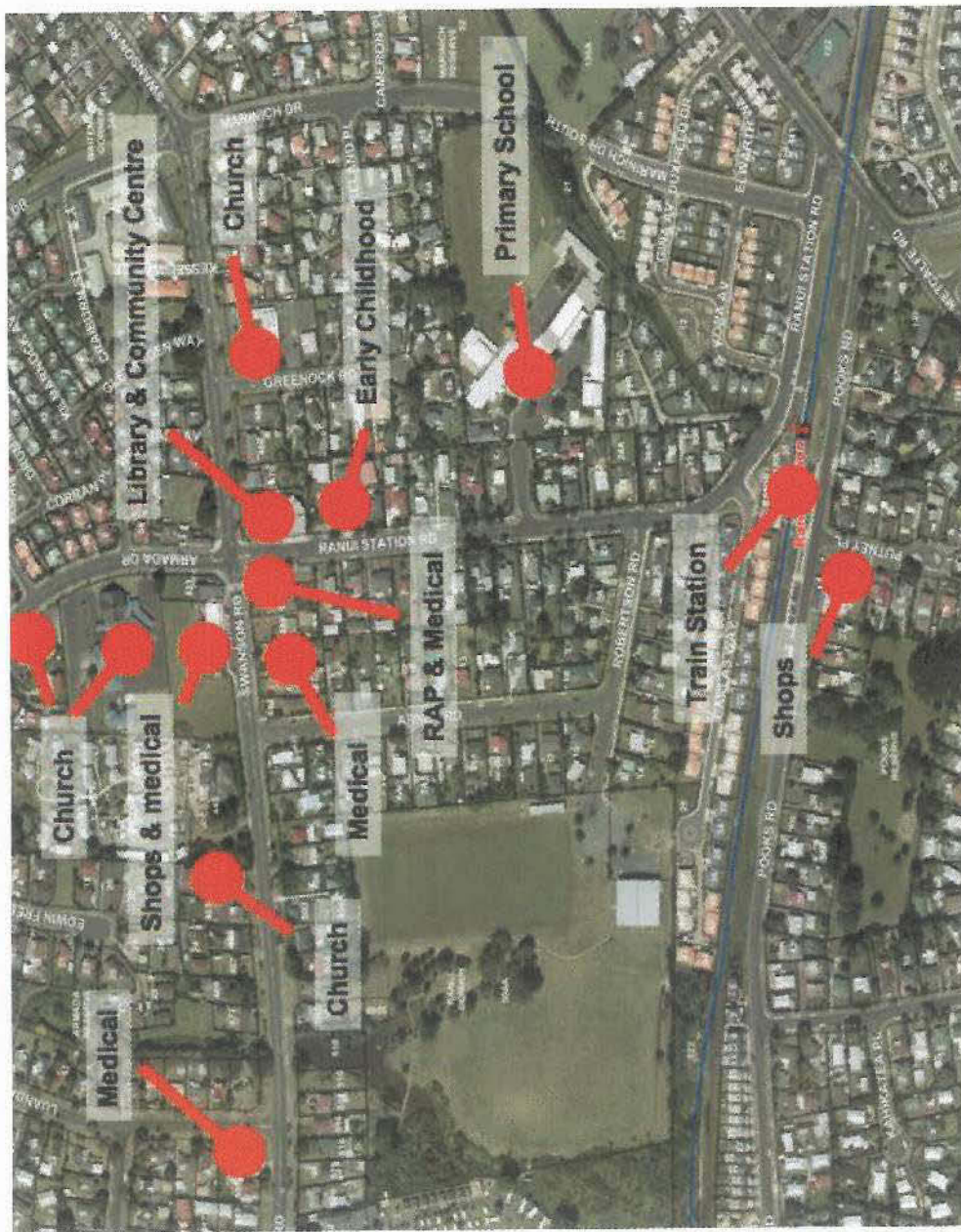
7 Elvira Walk – surrounded by rear sides of homes, provides pedestrian connections & playground.

8 Paramuka pond – quality reserve space outside of the Ranui pedestrian catchment

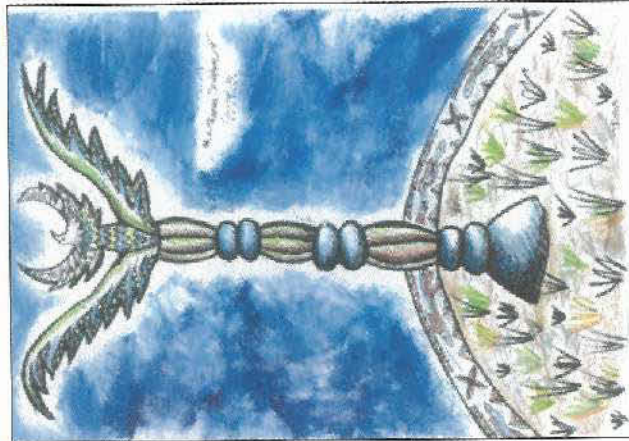
Entry planting

9 The Ranui signs & light standards to the east of the town at Waitemata Drive corner & to the west at Armada Reserve & Ranui Domain, signal entry to the town. These could be enhanced with additional planting to further accentuate the green networks through Ranui.

Analysis Current Community Facilities



Community Facilities & Services near Ranui Town Centre



Community sculpture to be placed at entrance to Urlich Esplanade

Analysis

Current Community Facilities & Projects



Community Corner artistic sign



Library / Community Centre



RAP House

Ranui's Community

Cultural & social facilities are important elements of a sustainable community. Ranui is supported by a range of social infrastructure providers & community organisations that are vital to the wellbeing of the Ranui residents.

Ranui Action Project

The Ranui Action Project (RAP) emerged from the Waitakere Health Plan of 2000 & is a partnership between Council, government agencies, health providers & volunteer groups to improve the health & wellbeing of the Ranui community. Starting in 2001 with community visioning festivals, the project developed the Ranui Action Plan. The RAP Incorporated Society was formed in 2002. RAP employs three full-time staff & has been working on a wide range of community-driven projects ever since.

Project Twin Streams

Project Twin Streams (PTS) is a long-term council/community partnership which, in Ranui/Massey, is coordinated by Te Ukaipo, working with RAP. PTS engages with the community & schools to repair, restore & replant parts of the city's green network with the Swanson, Waimoko & Momotu Streams being the focus in the Ranui area. Over 50,000 plants have been planted by the local Ranui community & 100 percent of public areas in the project have been adopted by community groups & residents.

A key strategy for community engagement is using creative processes. At the first community planting day local people painted tiles that were used in the creation of the gecko (mōkomoko) sculpture which is outside the Ranui Library & Community Centre. The gecko was designed & completed by the children at the Ranui After School Programme. It has become an important symbol for the project in Ranui.

Changing people's behaviour to live more sustainably is also an overarching goal of Project Twin Streams. A Sustainable Household-Sustainable Living Demonstration Project has been developed to work with households to identify & implement actions to live more sustainably. In particular it will aim towards significant reduction of water & energy usage, waste production & encourage people to use their cars less.

Ranui Community House

The Community House is a neighbourhood resource centre that provides for social, education, & cultural activities for the people of Ranui & surrounding areas. The Community House is currently at capacity & intends to expand in to the library building once the library is relocated.

Analysis

Current Community Facilities & Projects

Early Childhood Services

With its young population, Ranui has a strong & growing need for early childhood services, with five facilities currently operating in the Ranui area.

& budgeted for in the Long Term Community Council Plan. This expanded facility would allow the library to better meet the needs of the community, especially for children & young people. Council has recently started a process to identify & purchase land for the new library site. In line with its role as a community & education focal point, the new library aims to include features such as:

- continued provision of youth services such as IT, study facilities, & children story time
- expanded services & staff
- cafe & links to outdoor seating

Schools

Ranui is served by two primary schools - Ranui Primary School & Birdwood Primary School. The closest secondary schools are Waitakere College, Liston College & St Dominics College at Rathgar Road, Henderson, & Massey High School on Don Buck Road, Massey.

The Ministry of Education has recently designated a school site on the corner of Meitake & Simpson Roads, to provide for a new primary school, Maori immersion school (te Kōhanga Kura) & early childhood education centre.

Ranui Library

The existing Ranui public library & learning centre currently operates from approximately 200m² of floor space, in a building which it shares with the Ranui Community House. It is the smallest of the branches of the Waitakere City Library system & its levels of resource are less than any other library in the City. When it was constructed it was always envisaged that the library would be enlarged at a later date.

For a number of years staff have been exploring options to address expanded space requirements, of both the Library & the Community House. A new 500m² library is proposed



Play centre behind Community House



Existing church near town centre



Existing medical centre

Health Care Providers

Ranui is served by medical clinic in the town centre, a second health centre in Ranui Avenue, a Diagnostic MediLab currently sharing space in the RAP building & an osteopath.

Churches

Ranui is served by six local churches with a variety of denominations. Many of these churches serve an important role in providing activities for youth, including before & after-school care, preschools, & youth groups.

As

Design Process



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Design Process



Design Process

urban design principles

Principles

The New Zealand Urban Design Protocol (UDP) provides a framework within which to assess & test the success of our regions, cities, towns & neighbourhoods through quality urban design. Waitakere City Council is a signatory to the UDP & has therefore committed to implementing the vision of the protocol. The UDP identifies seven essential design qualities that together create quality urban places, which are outlined in the following & applied to the Ranui context:

- character
- context
- choice
- connections
- creativity
- custodianship
- collaboration

Character



Design should reflect & enhance the distinctive character & culture of the environment, creating a sense of place. New buildings & spaces should be unique & appropriate to their location, adding value to the town by increasing investment & community pride. For Ranui this suggests:

- A town centre that reflects the needs of the community
- Buildings & places display a strong local character
- A diversity & concentration of complementary uses
- High levels of pedestrian activity & a lively social environment to sustain the mix of uses.

Context



Quality design sees buildings, places & spaces not in isolation but as part of the wider town or City. For Ranui this means that the existing town centre must be viewed in the context of the wider neighbourhood & developments must:

- Be appropriate to their setting, having regard to the surrounding land use & landscape character
- Have regard to the social, cultural & economic environment in which they seek to locate
- Ensure that the overall health & wellbeing of communities are enhanced
- Reflect the local identity & character
- ensure that incremental development does not detract from an integrated & coherent neighbourhood.

Choice



Good design creates choice & diversity in our towns, buildings, densities, transport options & activities. Flexible & adaptable buildings future proofs for change & creates robust & sustainable towns. For Ranui this suggests:

- A wide range of housing choice in terms of both the size & form of homes, as well as home ownership.
- A wide range of retail sales & services to provide the community with options to shop locally.
- A mixture of development that includes retail & commercial spaces to create additional employment & business opportunities.
- Flexible building forms that can adapt over time to accommodate social, technical & economic changes.
- A range of transport options to ensure a reduced dependence on private motor vehicles.

Design Process

urban design principles

Connections



Good connections enhance choice, support social cohesion, make places lively & safe, & encourage contact within the community. Good design ensures that all connections (transport, infrastructure, social & communication) support a healthy neighbourhood. For Ranui this suggests:

- Pedestrian connections that feel & are safe, attractive & secure, allowing the community to move around easily.
- Enhancing the existing Green Network to reinforce ecological & visual connections
- Placing a priority on pedestrian, cycling & public transport options over the private motor vehicle
- Treating Swanson Rd as more than a vehicle route & balancing the needs of pedestrians & other road users.
- Providing opportunities for formal & informal meetings for social & cultural interaction

Creativity



Good design should encourage creative & innovative approaches which add richness & diversity to a place. For Ranui this suggests:

- Fostering & capitalising on the existing groups & organisations that deliver innovative solutions such as Project Twin Streams
- Incorporating art & artists in the design process of buildings at an early stage
- Valuing public art that is integrated into a building, place or space
- Utilising new technology
- Incorporating different cultural perspectives.

Custodianship



Good design incorporates environmentally sustainable & responsive design solutions. Stewardship of our towns includes the concept of kaitiakitanga – creating safe enjoyable places that are cared for with a sense of ownership & responsibility. For Ranui this suggests:

- Protection of the landscape, ecological & cultural heritage values
- Use of environmentally responsive & sustainable solutions, including new 'green' technologies & renewable energy sources
- Creating places & spaces that are safer with less crime & fear of crime
- Consideration of the impact of design on people's health

Collaboration



Good design involves a collaborative approach between specialists, local & central government, developers & the community. For Ranui this suggests:

- Development of a common vision that can be achieved over time
- A collaborative approach to design that acknowledges the contribution of many different perspectives & cultures
- Involving the community in decision making processes

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Design Process

Process

This urban concept plan is another step in a process that started with consultation & research in the community by Council & RAP since late 1999.

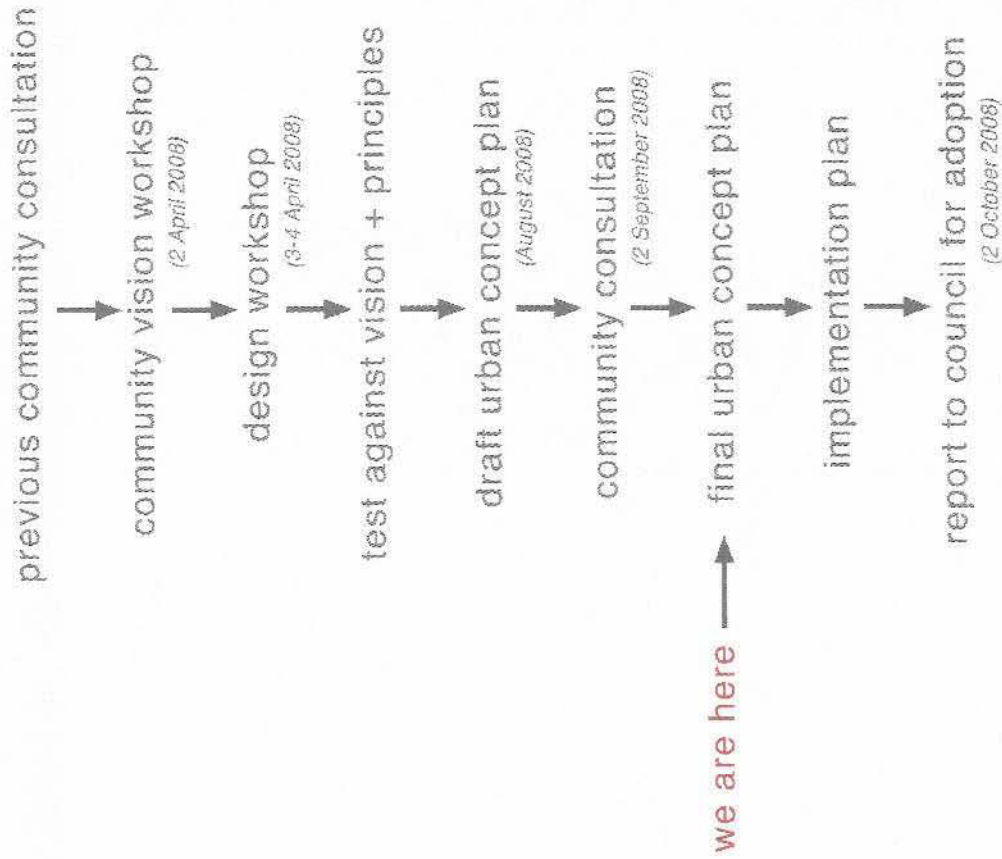
The purpose of the concept plan is to guide development & growth in the Ranui town centre & wider residential neighbourhood over the next 10-15 years, in line with the Council's draft Growth Management Strategy. It will provide a framework for which to assess new development proposals & provide guidance on actions for Council over the coming years. This may include implementation of district plan changes, land acquisition & partnerships with developers or other agencies.

It is important that this framework is in place to ensure that incremental development does not erode the special character & qualities of Ranui & that the growth of the town is managed in a comprehensive way. This concept plan provides a framework for larger scale issues rather than detailed design – that will come at a later stage once development starts to occur.

The community vision workshop was the next step in Council & the design team understanding what the community want to see happen in their neighbourhood & town centre & what existing qualities should be built upon.

Following the community vision workshop, a series of workshops were held with key property owners in the town centre to explore place-based solutions. The landowners worked with the design team to develop concept plans & options for the overall town centre & "main street" of Ranui. The design team also worked on concepts & options for the Ranui Domain, Ranui Station Road & the overall residential intensification strategy, taking into account the views expressed at the community vision workshop.

The draft concept plan was then reviewed by Council officers & refined before being presented back to the community for feedback. The feedback from the community informed the final Ranui Urban Concept Plan which will then be presented to Council for consideration & adoption, along with an implementation plan that will outline priorities for action & budget considerations.



Design Process

community workshop



Community Vision Workshop

On the 2nd April 2008 Waitakere City Council, their design team, local residents & stakeholders discussed a community vision for Ranui & explored issues important to the Ranui community. The goal was to address the current state of the town centre, the shops on Swanson Rd at the corner of Armada Drive, & the Ranui Train Station & discuss opportunities for improvements & accommodating change & growth. This workshop built on consultation also undertaken with the community in March 2006 at the Ranui Whanau Fun Day.

At the community workshop, over 50 people worked on a community vision that suggested what could be done to build on the community aspirations & ensure future development in the town centre was consistent with the needs of the community. Participants at the workshop were placed in groups & asked to plot on a map their daily trail; identify parts of Ranui that they liked & parts of Ranui that they thought could be improved. Each group then reported back their vision for Ranui.

Themes heard from the participants are summarised in the following with a full list of feedback included in Appendix #1.

Providing community space: a place for people to sit & reflect

The participants voiced a need for a central town square or gathering place that provides opportunities to sit & reflect, socialise & hold weekend markets & that also linked to the existing Green Network.

Additional Community Facilities

The participants expressed a need for additional community facilities to cater for children & teenagers. This included additional library space & services, a larger community house, & general community meeting rooms & space.

Wider choice of Shops & Services

The participants expressed a desire to have a wider choice of retail shops & services, to cater for their everyday needs locally. This included medical & social services. The community acknowledged the likely need for additional land to be rezoned to provide for additional services & employment opportunities as the community grows.

Calmng Swanson Rd & Ranui Station Rd

The participants agreed that the speed, volume & type of traffic on Swanson Rd makes pedestrian movement unsafe & uncomfortable. Swanson Road will remain a major road catering for trucks & heavy vehicles in the nearby industrial area, but the community wanted to explore ways of slowing down the traffic as it entered the town – suggestions included foot path bulbs outs, traffic lights, mid block crossings & the closure of Ranui Station Rd to traffic.