

Takapuna

Framework Plan

Anzac Street and
Gasometer car parks

July 2017







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Mihi

Nau mai rā e ngā uri o te rau o iwi
ki te paepae whakatā o Te Oho-mai-rangi.
Kei waho, ko te kuru pounamu piata o Te Waitematā.
Te toka tū moana akinga tai o Rangitoto,
te whakamau atu nei ngā kamo o ana tuakana i uta –
o Takapuna, Takarunga me Takararo.
Ngā maunga i tāwharau i a Waiwharariki o mua,
i a Takapuna kāinga o ināianei,
te oha a Takapuna-tupuna
ki ngā reanga rere ki muri.

Ka mihi kau ake au ki a koutou kua ngaro
i te tirohanga kanohi:
E whakatopa ki ng whetū,
ki konā koutou tiaho mai ai.

Ki tēnei whakaturanga kua mahue nei:
Hīkina te mānuka me ngā kawenga o tō wā,
poua ngā tūmanako hōu o tēnei reanga
hei tohu ki ngā ira whaimuri.
Kāhore he hua engari mā te upoko pakaru.

Koinā te tangi a ngākau toa,
a wairua hihiko
me hinengaro koi.

Nō reira, oho ake e ngā kairākau o te ope a tōtā nui.
He mahi māu me tīmata.
Tōia ko te pae tawhiti kia tata,
ko te pae tata kia eke.
Eke panuku, eke tangaroa.
Haere mai te toki
Haumi e, hui e: Tāiki e!

Welcome to you all, descendants of pioneers
to where Te Oho-mai-rangi rested awhile.
Offshore is the glistening jewel of the Waitematā.
Rangitoto, sentinel against the surging tide,
is under the watchful gaze of his elder brothers –
Takapuna, Takarunga and Takararo.
They who gave shelter to Waiwharariki of old,
and Takapuna of today,
bequest of Takapuna-progenitor
to the generations that followed.

Let me pay my respects to all who have passed
from our midst:
Ascend to distant stars,
and from there, let your perpetual light shine.

To this generation that has been charged to carry on:
Accept the challenges of your time,
chart this generation's dreams and aspirations
and leave counsel for those who will follow behind.
Nothing is attained except through great effort.

That is the pledge of those brave at heart,
irrepressible of spirit
and, quick-witted of mind.

So, arise venturous warriors.
Gird yourself for the task ahead.
Draw distant aspirations nearer
and ambitions within grasp – make them your reality.
Having risen to the task
They, who wield the hewing axe of collective force
exclaim: It is done!





Foreword

With its waterfront location, proximity to the city centre, public transport access and strong community, Takapuna has incredible potential to become a vibrant metropolitan hub as the region grows.

This expected growth brings great opportunities, as well as some challenges.

This Framework Plan reaffirms the future vision to create a vibrant and revitalised heart for Takapuna.

Previous planning has highlighted the importance of creating a walkable, people-centric town centre that features high quality and attractive urban design.

As density intensifies, balancing future housing and commercial needs with the increasing importance of public space is of utmost importance to our community. The Framework Plan sets the basis to ensure urban Takapuna develops in a way that aligns with its unrivalled natural beauty.

We want Takapuna to be a thriving suburb that attracts a diverse mix of Aucklanders and stands out as a superb example of how urban regeneration can re-energise and enliven places and their communities.

It is pleasing to see agencies from both public and private sectors working together

and there will be continued opportunities for everyone to contribute to shaping the best outcomes for Takapuna.

We would like to encourage all residents to take an interest in this long term plan and embrace the wonderful opportunities that the regeneration of our suburb will bring.

Ngā mihi mahana

Chris Darby and Richard Hills

North Shore ward councillors, Auckland Council

Executive summary

The Unlock Takapuna Framework Plan sets out a vision and approach for how Panuku Development Auckland and its partners will work to achieve the redevelopment of two sites within central Takapuna – the Anzac Street and Gasometer car parks.

The role of Panuku in Takapuna

In 2015 Takapuna was chosen as a priority 'Unlock' location with great potential for urban regeneration.

In 2016, the Auckland Development Committee gave Panuku the mandate to redevelop a number of properties to achieve urban renewal and housing.

During the past 12 months, Panuku has worked with mana whenua, the council family and the community to discuss the vision, goals and design thinking which are central to this Framework Plan. Feedback from these groups has shaped the content of this document.

Unlock Takapuna sites

This Framework Plan focuses on two centrally-located car parks – Anzac Street and Gasometer. Combined these two sites cover 1.6 hectares.

There have been long-standing intentions (dating back to 2010) to redevelop these council-owned sites in the heart of Takapuna.

Numerous strategic planning documents have previously recognised that development on these two sites could contribute additional activity and provide enhanced urban amenity within Takapuna, while also enabling better connections between the centre of Takapuna and the beach.

Our vision for Takapuna

Takapuna is increasingly seen as an attractive centre to live in and visit. Panuku has the opportunity to contribute to this momentum. We seek to bring a mix of activities, enterprise and interest into the centre of Takapuna.

Special Consultative Procedure

As part of considering a change of use and/or subsequent sale for the Anzac Street car park, Auckland Council will complete a Special Consultative Procedure in accordance with the Local Government Act 2002 and Auckland Council's Significance and Engagement Policy.


Accordingly, all plans, concepts and descriptions for the change of use and/or subsequent sale of the Anzac Street car park shown or described in this Framework Plan are indicative of the sites' potential only and are provided solely as examples and for information purposes.

Any change of use, and the details of such, will only be able to be confirmed once the special consultative procedure has been completed and ratified by Auckland Council's Planning Committee.

If the proposed change of use is supported, the next step would be to work with the local communities in Takapuna to ensure everyone is actively involved in the future planning of the area's physical public spaces and their preferred uses and activities.

The vision for Unlock Takapuna is:

Making the most of Takapuna's lake and seaside setting to create a safe, accessible and vibrant town centre oriented around pedestrians and cyclists.



Panuku aims to deliver an exemplar sustainable community development in Takapuna

Wāhanga tuatahi: Hei whakatuwhera

Section one: Introduction

This section provides an introduction to the Unlock Takapuna project. It describes:

- ◆ the role of Panuku and our approach as Auckland Council's regeneration agency
- ◆ the purpose of a Framework Plan
- ◆ the context of our thinking on the redevelopment opportunities for the Anzac Street and Gasometer car parks.



Tahi 01





A spectacular lake and seaside setting

Takapuna centre is like no other in Auckland.

Its distinctive beachside setting and volcanic heritage create an impressive backdrop to the boutique retail and thriving hospitality scene, child-friendly play areas and seaside recreational activities that the centre offers.

The easy-going, relaxed style of Takapuna is a defining feature of the place and those who live, work and play there. This frame of mind may be the most important element when it comes to exploring how Takapuna might successfully grow and develop into a more intensive Metropolitan Centre without losing its inherent charm.

Takapuna's unique geography means that most locations within its boundaries are within 500m of one of three bodies of water (Takapuna Beach, Lake Pupuke or Shoal Bay). Auckland's oldest and newest known volcanic explosions – Lake Pupuke and Rangitoto – are separated only by a slim peninsula running between Takapuna and Milford beaches.

This volcanic landscape has special meaning to mana whenua and it is reflected in *kōrero tuku iho* (stories of the past). These oral histories are embedded in the whenua.

They intimately tie people to place and provide us with a deeper understanding of the *mauri* (essence) of Takapuna. These stories should be widely understood and embraced by all those involved in shaping Takapuna's future.

Takapuna also enjoys close proximity to Auckland's city centre, which adds to its appeal as a location that offers the best of the North Shore as well as the urban advantages of being close to the city centre.

Location of
Unlock Takapuna
in Auckland



TAKAPUNA TODAY



1
person households

Make up 28.1 per cent of households in Takapuna, compared to 19 per cent across Auckland.



2.3

Average household size in Takapuna, compared with 3 for the rest of Auckland.

Median age in Takapuna is higher than average

47 Median age Central Takapuna

35.1 Median age Auckland

38.0 Median age New Zealand



\$44,100

A high average income in Takapuna, compared with \$29,600 in Auckland.



45%
45 per cent of households have an income over \$50,000, compared with 29.2 per cent in Auckland as a whole.



13.4%

People who walk, jog or bike to work in Takapuna.

Unlock Takapuna

Takapuna is increasingly seen as an attractive centre to live in and visit. Panuku has the opportunity to contribute to this momentum.

Takapuna's natural setting has been a strong draw card since its early settlement and we envisage it will remain so as Takapuna grows into the future.

The challenge and opportunity will be to ensure development respects and maintains the qualities currently cherished by its community, while making the most of the benefits associated with intensification. These include additional people to support enterprise, retail, public transport improvements and civic facilities.

Takapuna was selected as an Unlock location due to long-standing intentions to redevelop key council-owned landholdings in the heart of Takapuna. Across various previous plans it had been recognised that more could be achieved with the Anzac Street and

Gasometer car parks to better utilise these spaces and create better connections within Takapuna and through to the beach.

Panuku has the opportunity to enable these redevelopment intentions by acting as a facilitator for redevelopment.

We seek to work with the strategic direction established by previous planning and strategy documents prepared for Takapuna. This will ensure new development continues in the direction initially established by the council and the community.

The two Unlock sites will be delivered with private development partners. As part of this, the Unlock Takapuna project seeks a broad range of outcomes related to (but not exclusive to) active ground floor uses, community facilities, new public space and Māori design elements, in addition to the physical components of these developments.

The preparation of this Framework Plan has been informed by engagement with the Takapuna community. This has helped to reaffirm ambitions and establish what specific requirements are important in the creation of a successful future urban Takapuna for current and future residents, workers and visitors.

2 Key sites owned by Auckland Council



1.6 ha Total site area

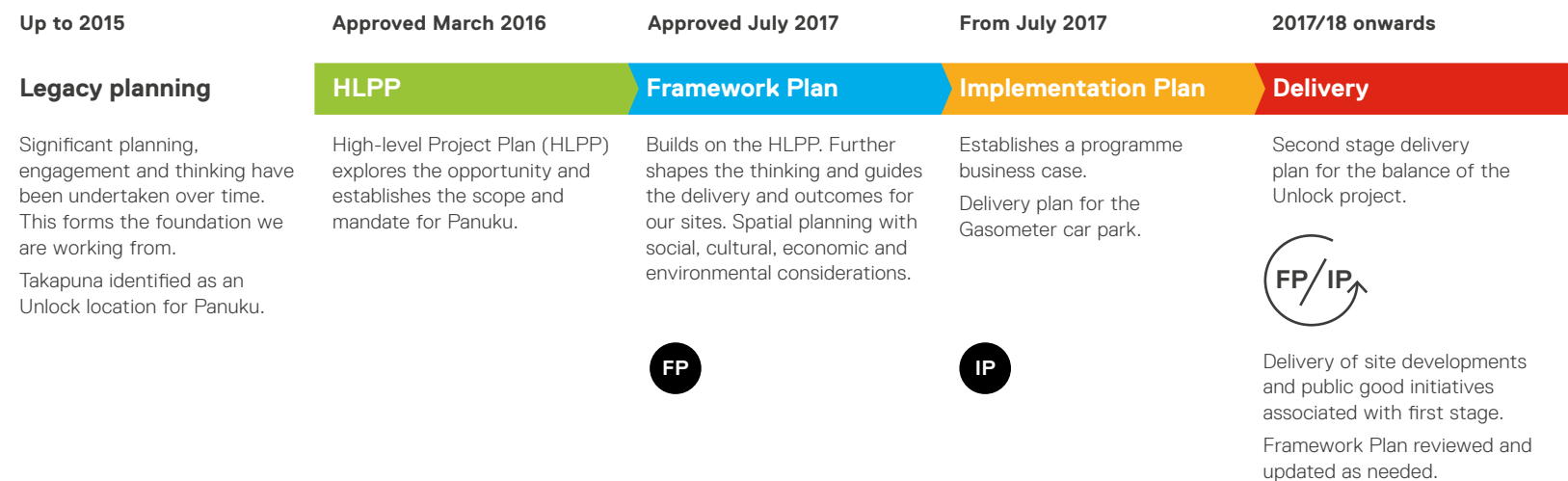


Centrally-located

Current use: **387** single-level asphalt car parks



The Unlock Takapuna continuum



Engagement

Engagement continues through all phases

- Mana whenua
- Ward councillors
- Local Board
- Community
- Council family

What is a Framework Plan?

Framework Plans set out the vision for a place, identify key outcomes sought and how these can be applied to specific sites within the mandated area. Framework Plans bear some similarities to Masterplans, with strong spatial elements, but are less prescriptive in terms of specific land-use and design responses.

This Framework Plan focuses on specific sites within the wider Takapuna area. It builds on many years of strategic thinking, planning and effort to bring about co-ordinated, positive change in Takapuna. It brings together previous and recent place-based thinking to inform site-specific outcomes.

Key aspects of this Framework Plan will inform any future development of the Unlock Takapuna sites.



Wāhanga tuarua: Te tirohanga me ngā whāinga

Section two: Vision and goals

This section sets out the vision and goals for Takapuna. These have been shared with the community since the Takapuna Centre Plan in 2014. They provide a broad direction for our Unlock Takapuna sites.

Rua 02

Our vision

Making the most of Takapuna's lake and seaside setting to create a safe, accessible and vibrant town centre oriented around pedestrians and cyclists

This Takapuna-wide vision stems from the Takapuna Centre Plan 2014. We will enable and work towards this by:

- undertaking development on the Anzac Street and Gasometer car parks to create a point of difference and enhance the area's attractiveness and competitiveness
- collaborative working with mana whenua
- proposing facilities and activities that benefit local communities
- creating human-scale development and quality public realm
- focusing on sustainable development so Takapuna can adapt to the predicted impacts of climate change, reduce the need to travel by private vehicles and build energy efficient dwellings.

There are six main goals identified that outline where Takapuna wants to be in the future.



Goals

These goals encompass the core aims for proposals in the heart of Takapuna.



Town centre revitalisation

Revitalise the town centre through mixed-use development on the Anzac Street car park site.



Connect to the beach

Improve the connection to the beach between Lake and Hurstmere roads.



Public realm

Improve the public realm in the town centre with public open space and a laneway network.



Housing choice

Help meet the demand for additional housing and choice in Takapuna by providing a variety of housing types and price points.



Transport connections

Enhance public transport facilities and provide an appropriate level of car parking to service the town centre.



Be a catalyst

Be a potential catalyst for further development in the town centre and fringe, consistent with the vision for the centre.

Wāhanga tuatoru: Ngā tāhuhu rautaki

Section three: Strategic themes

This section describes the strategic context to the Unlock Takapuna sites. It builds on previous planning documents and refines previous thinking with more up-to-date work in the areas of growth, intensification, transportation planning and community engagement.



Toru 03

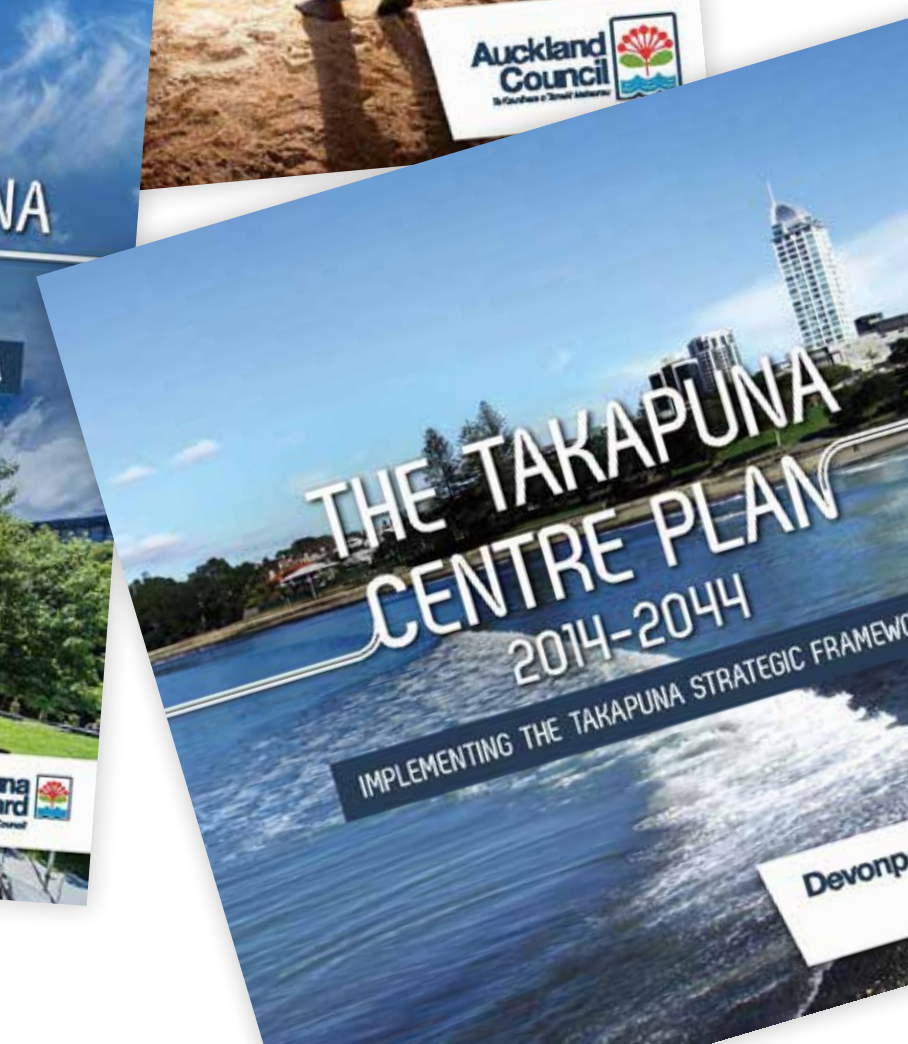
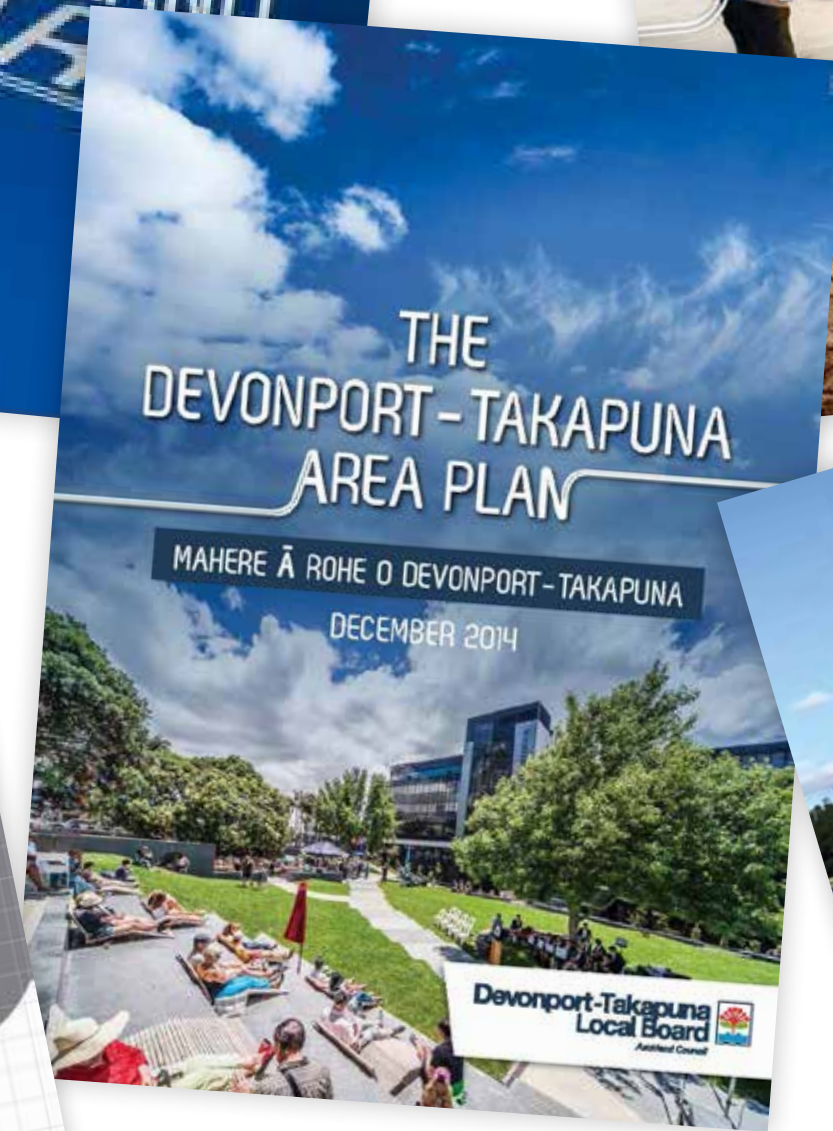
Context update

Previous work on the future of Takapuna provides a robust foundation for the Unlock Takapuna sites, but we also need to respond to some more recent changes.

While previous strategic thinking remains broadly relevant, there have been recent changes that need to be taken into account – both at the Auckland-wide scale and at a local level.

The following pages describe some of the relevant key changes affecting Takapuna centre we must consider when looking at the future of the two Unlock Takapuna sites.

Previous Takapuna strategy and planning documents



Growth and change momentum

Takapuna's retail and hospitality scene is now a significant drawcard for visitors, with as many people coming into the centre from wider Auckland as the Takapuna area

The private sector

Growth and new development has made a positive impact on Takapuna's urban environment. Hurstmere Green, a popular central open space was redesigned in 2012. Around the same time new retail and hospitality precincts began emerging within the centre. These successful changes have collectively elevated Takapuna's retail and hospitality scene, which now attracts patrons from well beyond its local catchment.

There is also strong private sector interest emerging in developing residential apartments within Takapuna. This has been particularly apparent in the fringe areas of Takapuna centre, particularly along Anzac Street. This is partly attributed to the Special Housing Area that was designated to the west of Auburn Street in 2013. This enabled the use of Proposed Unitary Plan provisions, which allowed additional development capacity than was possible under the previous District Plan.

Many of these apartment projects are already consented or under construction. The majority of these developments are substantial in size and will provide between 50-100 apartments each.

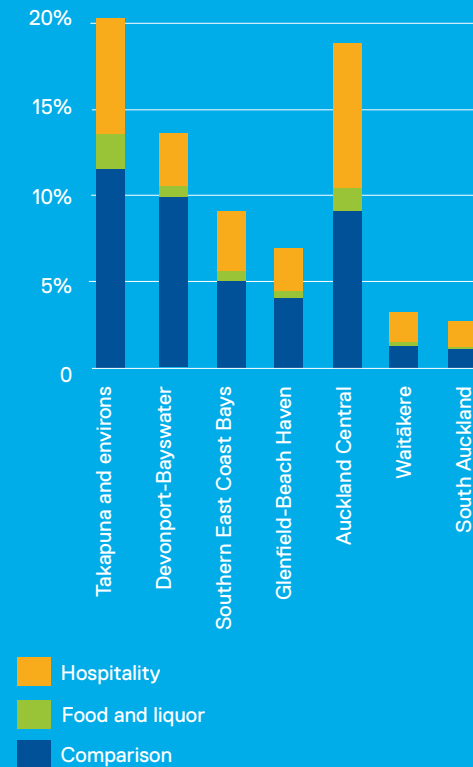
The public sector – projects

With council planning documents signalling growth and the private sector following through on delivering new developments, the council family is working to support this growth by investment in infrastructure and public realm improvements. This is recognised by the Spatial Priority Area (SPA) status that applies to the Greater Takapuna area.

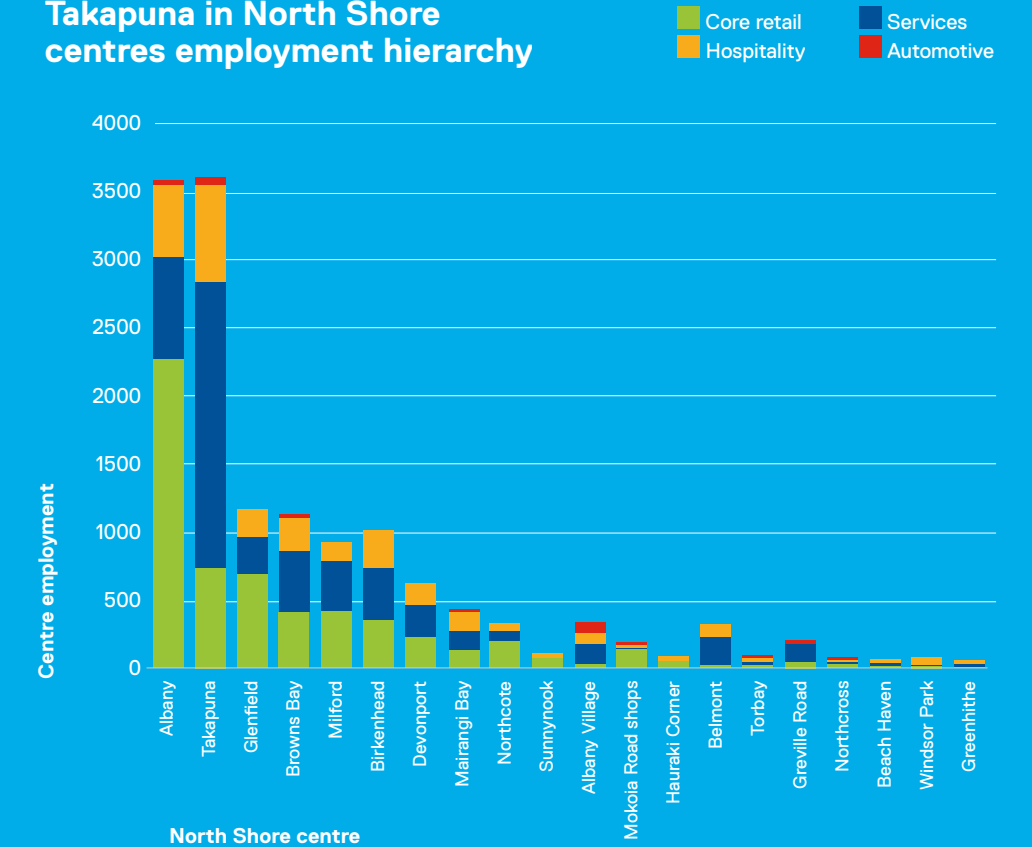
The SPA designation signals a programme of council investment/projects to enable and support growth. Some of these are already in the investigation and design phase. These local projects include:

- the upgrade of Hurstmere Road
- the enhancement of intersections at either end of Hurstmere Road
- an upgraded playground for Potters Park
- safer cycling enhancements along Lake Road
- the continuation of the Takapuna Holiday Park.

Takapuna retail sector customer origin 2015



Takapuna in North Shore centres employment hierarchy



RESIDENTIAL CAPACITY

the Unitary Plan provides potential for

3x

the number of dwellings in Takapuna in the future.



Apartments will make up the majority of new dwellings.

The Unitary Plan

Takapuna is classified as a Metropolitan Centre in the Auckland Unitary Plan. This means Takapuna's residential development capacity has been increased for it to accommodate its share of future population growth.

This will see the current number of dwellings increase from around 7500 (2013) to potentially 21,500 (the capacity enabled by the Auckland Unitary Plan).

Metropolitan Centres are second only to the City Centre in terms of the combination of economic activity, residential intensification, public facilities and public transport accessibility. The implications of this potential growth are significant in terms of the future provision of adequate open space, social infrastructure and supporting commercial activities in Takapuna.

Under the new planning provisions, the Anzac Street car park now has a nine-storey height limit (with a setback after three- or four storeys). Tall buildings are encouraged on the Gasometer car park site, with an unlimited building height control (setback after four-six storeys).



Key

- Unlock Takapuna sites
- Public sector projects
- Private sector projects

Working with mana whenua

Working with mana whenua enriches the way we understand 'place'. The Unlock Takapuna project team has run a series of workshops, including a site visit with mana whenua representatives.

Mana whenua have assisted with the development of a cultural narrative and considered how Te Aranga design principles could be applied to site design, public realm design and be included in other relevant Takapuna projects or initiatives.

In working together, Panuku seeks to ensure improved involvement so the Unlock Takapuna project can produce outcomes that better reflect the presence of Māori in Auckland and the Māori cultural narrative that exists for Takapuna and the North Shore.



The following cultural values and associations capture a collective contribution. It provides a starting point for acknowledging and introducing mana whenua tradition and ongoing relationship with the area.

Mana whenua cultural values and associations

A Māori identity that is Auckland's point of difference in the world.

Te Whenua Roa North Shore

This narrative is told in the context that mana whenua considers the whenua as fully intact without boundary constraints and therefore places like Takapuna and Northcote remain seamless on the landscape that is Te Whenua Roa/Northshore. Oral histories and narratives are embedded in the whenua that endure and connect us to place acknowledging its mauri (essence).

Matakamokamo was a descendant of Mataoho, the deity associated with earthquakes and volcanic activity. Matakerepō was his wife and lived on the mountain known traditionally as Te Rua Maunga o Matakamokamo which once stood in the location now occupied by Pupuke Moana/Lake Pupuke. One day Matakamokamo requested from Matakerepō and her servant Tukiata to collect harakeke (flax). Matakamokamo however took a dislike to the finished product and while the two were arguing, their house fire went out and Matakamokamo cursed both the cold and

Mahuika the Goddess of fire. Furious that she had been cursed, Mahuika called on Mataoho to punish them.

Mataoho caused Te Rua Maunga o Matakamokamo to sink, leaving Pupuke Moana/Lake Pupuke in its place. This also caused the rise of Rangitoto where Matakamokamo, Matakerepō and their maid Tukiata fled. However, in their panic their children Hinerei and Matamiha were left behind at the southern end of Waiwharariki/Takapuna Beach.

Tukiata was ordered to rescue the children but was instructed under no circumstances to look back at Rangitoto, for fear of further wrath from Mataoho. However, she forgot and looked back. As a result, she and the children Hinerei and Matamiha were turned to stone. They are the two rocks known as Ngā Māhanga/The Twins with Tukiata standing in the form of a rock pinnacle near Te Toka a Tukiata or Te Whatu Kaupapa a Tukiata/Rangitoto Beacon.

Following this, Matakamokamo and Matakerepō attempted to flee back to Te Whenua Roa/North Shore, resulting in the wrath of Mataoho to be turned upon them once again. This resulted in both the quarrelsome parents also being turned to stone at Awataha/Shoal Bay, where through other volcanic eruptions they sank beneath the ground, creating the two breached crater

basins known as Te Kōpuā a Matakerepō/Onepoto Domain or The Bowl of Matakerepō and Te Kōpuā a Matakamokamo/Tuff Crater Reserve or The Bowl of Matakamokamo.

Kupe and his crew are believed to have been the first people to see the Waitematā Harbour in about 925AD. Kupe is said to have sheltered for a while in Te Haukapua/Torpedo Bay, and the crew he left there when he returned to Hawaiki are considered the first settlers of New Zealand. Toi Te Huatahi who came in about 1150, following Kupe's sailing directions, also landed at Te Haukapua. He was followed by his grandson Ūika, who settled permanently at North Head Maungaūika.

The Tainui canoe is known to have anchored at Te Haukapua/Torpedo Bay and subsequently at Taikehu/Devonport Beach. The Tainui people named the spring on North Head, Takapuna, and this name eventually came to mean all the land northwards to Lake Pupuke.

Public transport and car parking

Good transport accessibility to and from Takapuna is essential, particularly as it grows and intensifies.



Public transport is already well used in Takapuna.



Important role for public transport in Auckland's future.

2500

bus boardings per day at Lake Road in central Takapuna. Similar to Constellation Station and busier than all Auckland train stations except Britomart and Newmarket.



Auckland Transport's strategic intention is to support city growth with enhanced public transport and improve active-mode share (walking/cycling).

Takapuna is the only Metropolitan Centre that is not connected to a Rapid Transit Network. This could potentially result in access issues as the centre grows and intensifies.

Better links between Takapuna and the Akoranga Busway Station (1.5km away) will assist with regional connectedness, but may require modification to some bus routes.

Public transport is already an important component in the accessibility picture for Takapuna. The current levels of public transport usage in Takapuna hint at the potential for how it might be accessed in the future and where priority in transport planning should be focused. Given the close proximity of the city centre, there is immense potential to reinforce transport links between these two locations, particularly via public transport.

Public transport will remain an important focus for the Unlock Takapuna project. The main bus stops for Takapuna are located along Lake Road. Auckland Transport has indicated it is their preference for this to continue into the future. As a result, development on the Anzac Street car park, should it take place, would have the benefit of public transport access on its doorstep, delivering people directly into any new public space and/or development.

Considerate design along this edge of the development would need to occur to ensure it accommodates the public transport function required of it and the ability to result in a high quality urban outcome.





Strategic transport projects

There is a range of strategic transport studies exploring how Takapuna can achieve better regional connections. The Third Harbour Crossing is still being investigated. This includes consideration of a potential rail or light rail connection between the North Shore and Auckland Isthmus. Much of this thinking is on a longer-term horizon. Short term improvements to Busway access and bus services design, together with longer-term infrastructure improvements, would provide significant transport accessibility advantages to Takapuna.

Strategic projects currently being considered of relevance to the future accessibility of Takapuna include:

- Third Harbour Crossing
- Rail or light rail from the city centre to the North Shore
- Sky Path and Sea Path
- Busway extension (Constellation Drive to Albany)
- Revised bus services and reduced bus layover times in central Takapuna.

Car parking

Providing the right balance of public car parking, passenger transport services and safe walking and cycling access are important considerations given the current use of the Unlock Takapuna sites as surface car parks.

It is intended that the number of existing car park spaces that would be displaced by redevelopment would be accommodated in new or enlarged car park buildings. This would enable the Anzac Street car park, in particular with its central position, to be predominantly used for added value purposes instead.

Auckland Transport's strategy approach to centres such as Takapuna is to primarily invest in public transport improvements rather than additional car parking. A car parking study was conducted by Auckland Transport in October 2016. This study assessed the current and future car parking requirements of Takapuna.

In public off-street car parks, Auckland Transport will prioritise short-stay parking over long-stay commuter parking. The rationale for this position is that short-stay parking supports a range of economic activity at different times of the day (e.g. shopping, dining and entertainment trips), while the provision of abundant low-cost commuter parking competes with public transport investment and contributes to peak-time congestion. The availability of low-cost parking encourages car trips and can actually make convenient access to the centre more challenging.

The car parking study identified the following data in relation to car parking supply and projected demand in Takapuna, through to 2046:

2280

public car park spaces in Takapuna.

400

car park spaces on the Unlock Takapuna sites.

350-500

car park spaces required to satisfy future provision for Takapuna to 2046.



More effective management is required for existing public car park resources, to ensure these are utilised by short-stay users as a priority.

A future car parking strategy

To create a more pedestrian-friendly environment in the centre of Takapuna, the primary public car park buildings and areas may be best located towards the edge of Takapuna centre. The location of the Gasometer car park is consistent with this approach, along with the Bruce Mason Killarney Street car park.

Both the Gasometer and Bruce Mason car parks are within 200m (less than a five-minute walk) from Hurstmere Road.

People in the heart, cars on the fringe of the centre.



Public space

A range of public spaces already exist in Takapuna. Therefore we need to consider how any new spaces would complement the existing public space network.

The broader Takapuna area already has a reasonable quantity of public space in the form of expansive beach-side and lake-side spaces at Takapuna Beach and Killarney Park. These typically support recreational activities associated with water and coastal activities.

Urban public spaces (those paved and edged with activity) are absent from the range of public spaces in Takapuna. Recent laneway developments such as the McKenzies Project and Fortieth & Hurstmere precincts have contributed towards this provision.

A desire for improved urban public space has been expressed in previous planning documents and community feedback. There is an opportunity to include new urban public space including plazas and squares, as part of the development on both the Anzac Street and Gasometer car park sites.

Anzac Street car park site

New urban public spaces can be designed and located to attract and retain people of all ages and abilities at the centre of Takapuna. Doing so would create more pedestrian activity that would also support local retailers and businesses. A well-located urban space on the Anzac Street car park site would also provide for a more pleasant and direct connection between the centre and Takapuna Beach.

It is important for any new urban space, particularly on the Anzac Street car park site, to be designed for a diversity of experiences throughout the year and incorporate flexibility and design that considers the local climate and prevailing winds.

Centrally-located civic spaces that reinforce the heart of Takapuna could also provide opportunities for markets and community events.



Takapuna's existing public spaces

The majority of Takapuna's existing public spaces are focused on natural amenity and passive recreation. The Unlock Takapuna sites offer the potential to provide a different public space offering. Below is the range of open spaces shown on the preceding page, ordered by size.



Engagement and what the community has told us

What we've heard

Community engagement for Unlock Takapuna commenced in 2016.

Initially the project team met with the Greater Takapuna Reference Group (GTRG), a collection of local representatives established by the Devonport-Takapuna Local Board.

Membership consisted of representatives from sectors including accessibility groups, arts, business, education, events management, health, parks, residents, the Takapuna Sunday Market, mana whenua, technology, and youth.

The GTRG provided a testing ground for early ideas and emerging themes throughout the preparation of the Framework Plan.

In early 2017 the project team met with a range of key stakeholder groups. In addition to this, feedback was also gathered via pedestrian intercept surveys, phone interviews and door-to-door surveys among local businesses.

Feedback gathered during the past 12 months has built on consultation carried out during development of legacy plans relating to the future of Takapuna.

Key feedback for Unlock Takapuna

Feedback has informed the Framework Plan in the following ways:

Public space

- The strong desire for public open space on all or part of the Anzac Street car park site should influence the development options for Anzac Quarter.
- There is a need to improve accessibility and connectivity around Takapuna (particularly to and from the beach).

Environmental concerns

- Feedback highlighted the need for further investigation and wind testing for Anzac Quarter and links to Hurstmere Road.
- Safety concerns and lighting issues around Takapuna need to be considered across development, but especially in any car park structures, public spaces and laneway connections.

Car parking provision

- Overwhelming feedback on the difficulty of finding available car parking in the town centre led to a proposed increased car parking provision on the Gasometer site.

Staging development

- Feedback has confirmed the strategy of delivering Gasometer car park first to ensure car parking provision is maintained in Takapuna.



The Greater Takapuna Reference Group's future desires for Takapuna

At the conclusion of the GTRG in February 2017, the group created a collective narrative to describe their future desires for Takapuna and the Unlock Takapuna project.

The year is 2020. Takapuna's resident population has increased significantly, and the metropolitan centre has changed in a similar fashion due to this rapid growth.

To begin with, the Anzac Street car park site has been activated as a civic centre hosting public open space and mixed-use development.

Multi-storey complexes offer a variety of retail and hospitality opportunities, a home for public services like the library and community agencies such as the Citizens Advice Bureau, as well as quality apartments on the higher levels.

The Burger King and TAB building are gone, along with the old toilet block which has been absorbed into the complex.

The ANZAC War Memorial previously found on The Strand has been relocated to this civic centre, where Potters Park, as a key feature, has also experienced outstanding revitalisation.

The Takapuna bus stops have been upgraded, and an electric bicycle-sharing scheme has been implemented as part of a wider network spanning the North Shore and Auckland.

The popular Sunday Market is still well and alive, but is now situated in Smales Farm where it has retained a large portion of its existing buyers and captured new market segments attracted by the ease of getting to its location adjacent to a major public transport node.

All architecture and urban design in Takapuna is now sensitive of the need for universal access. This is evident in the enhanced quality and greater quantity of disabled bathrooms, the use of ramps instead of stairs where feasible, and the elimination of cobbles and cuts in footpaths and curbs which create discomfort for our wheeled users.

Furthermore, a boardwalk has been installed along the beach to enable people of all ages and abilities to enjoy the beauty of what can be considered Takapuna's most valuable natural asset.

Environmental sensitivity can be experienced principally in the way in which the ambience of the beach is impressed upon the civic centre through a lattice of attractive laneways.

Māori culture and identity is reflected all around in the most innovative and artistic of ways.

Events which cultivate community are a key element of the new Takapuna. They occur through increased cooperation between organisers and the council, and through the clever activation of versatile spaces such as the now pedestrianised Hurstmere Road.

The Strand has also been reframed to be a lot more pedestrian friendly, in particular, where the road converges with the beach.

People are empowered through urban design to feel safe, connected, relaxed, and to enjoy more of what our community can offer.

The Gasometer site is now a multi-level car parking facility, complete with real time parking functions and accommodating largely long-stay car parkers. The development is adaptable; allowing apartments to be built on higher levels should it become necessary to do so in the future.

Much like the people of Auckland, businesses are desperate to make Takapuna their home. High technology firms have congregated in our commercial precinct – creating, diversifying, and future-proofing employment opportunities for locals while driving long term economic development.

Takapuna looks so different now, but has somehow managed to retain its ability to offer an authentic experience for all.

Wāhanga tuawhā: Ngā wāhi Tukutuku

Section four: The Unlock sites

This section describes the two key Unlock Takapuna car park sites; Anzac Street and Gasometer. Both locations have been used for public car parking since the 1960s. Their positions relative to the centre of Takapuna mean they both have significant potential to contribute to the future form and identity of Takapuna Centre.

Whā 04



Anzac Street car park site

The Anzac Street car park occupies approximately 1 hectare. It includes the area currently occupied by 250 short-stay public car parks, as well as a series of properties that enable the site to be linked with Hurstmere Road. These sites are: 40 Anzac Street; R78 Hurstmere Road; 72A Hurstmere Road; 34 Hurstmere Road; 38 Hurstmere Road.

The main site (40 Anzac Street) enjoys street profile along two street edges – Anzac Street and Lake Road. Takapuna's main bus stops are also located along the Lake Road edge of the site.

The centrally-located Anzac Street car park offers the potential to attract people into the heart of Takapuna and better connect disparate destinations and features such as Hurstmere Road, Shore City, Potters Park and the retail/food and beverage areas of Anzac Street and Lake Road.

There is support for the redevelopment of this site and its potential to be a drawcard for people is demonstrated in the popularity of the weekly Takapuna Sunday Market. The development proposition will be to ensure activities that can attract people and inject life into the centre occurring, not just in the weekend, but throughout the week.

Its size and location provides an exciting opportunity for high-quality public space and mixed-use development that can unify the heart of the centre.

A greater development envelope is available for sites at the western periphery of Takapuna Centre, which includes the Gasometer car park. This provides an opportunity for new, taller development to further landmark Takapuna in the skyline.

Gasometer car park site

The Gasometer car park occupies 6058sqm that is currently used as leased car parking for 137 cars. Part of the site sits below street level. It is located at the western periphery of Takapuna Centre, an area where intensive commercial, retail and residential activities are encouraged.

While intensive activity is encouraged by the Unitary Plan, there is poor street amenity that currently constrains the amount of foot traffic and retail and commercial uses achieved in this area.

Development on the Gasometer car park, along with streetscape improvements, has the potential to change this. High-quality development that contributes to the identity of Takapuna along with housing supply and choice that invigorates further private sector development in Takapuna is desired.



**Wāhanga tuarima:
Ō mātou whakaaro hoahoa**

**Section five:
Our design thinking**

This section looks at how our design thinking can contribute positively to a successful future urban Takapuna.



Rima 05

Our design thinking

Takapuna has the potential to showcase how the best of urban living and Auckland's natural landscape combine to deliver an attractive and memorable place.

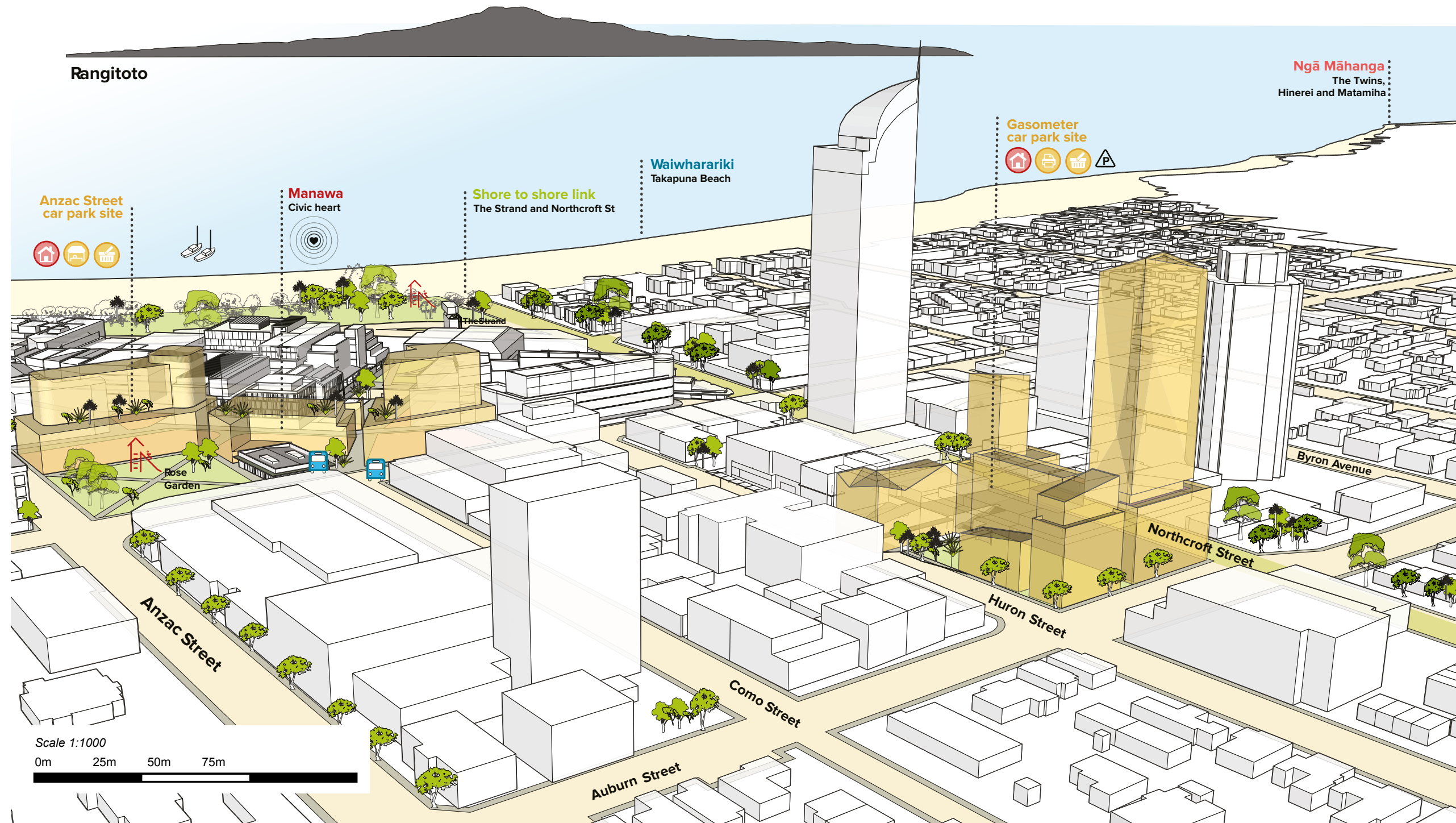
Bring a mix of activities, enterprise and interest into the centre of Takapuna.

Underlying approach

The underlying approach to our design thinking is to "contribute positively to Takapuna's evolving townscape".

In order for development on these sites to contribute towards a successful future urban Takapuna, we need to consider how development capacity provided by the Auckland Unitary Plan can work harmoniously with the desire for new public space, urban vibrancy, enhanced Māori design and sustainable city-building practices.

In short, we need to deliver not just development, but a multitude of outcomes that collectively make up the future townscape of Takapuna.



Development on the Unlock sites

The development of the Unlock Takapuna sites seeks to bring a mix of activities, enterprise, amenity and interest into the centre of Takapuna.

Therefore, we envisage development that fits the current and future scale, grain and character of Takapuna. A component of this involves new public space.

Supporting public realm

In addition to development and changes specifically on the two Unlock Takapuna sites, there's additional need for some enhancements to nearby existing public spaces and streets.

Panuku will work with the council family to consider and coordinate complementary changes within Takapuna to make the most of the development opportunities in the centre.

Some complementary public realm projects currently scoped and in the design phase include:

- Hurstmere Road street upgrade (Auckland Transport and Auckland Council);
- Hurstmere Road intersection enhancements (Auckland Transport);
- Potters Park playground upgrade (Auckland Council);
- Lake Road cycle improvements (Auckland Transport).

Key messages

Clearly communicating our design intent for the Unlock Takapuna sites will provide certainty for the community and future development partners on the expectations for these sites. We will do this by establishing design principles and following the Green Star – Communities accreditation system.



Design principles

The vision and goals outlined in section two can be applied Takapuna-wide and are relevant to guide any future development within Takapuna centre.

Our six design principles will establish direction and parameters for development on the Unlock Takapuna sites. It is intended that they will also enable a degree of flexibility for innovative design solutions to emerge.

These design principles are consistent with the overall direction intended for Takapuna as set out under the vision and goals. They are intended to be used to direct and measure future design proposals on the Unlock Takapuna sites.



Unlock Takapuna design principles



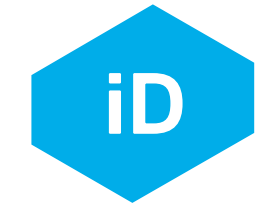
1. Contribute to a walkable network of public spaces

Ensure development prioritises the creation of quality public space that complements the existing public space network in Takapuna



2. Create street-level vibrancy

Street-level vibrancy is essential to attract people, support business and enterprise, and contribute to improved street and pedestrian amenity.



3. Foster Takapuna's urban identity

Takapuna's urban identity stems from its beachside charm, relaxed lifestyle and array of retail and hospitality choices. The continued evolution of Takapuna's urban identity will embody innovation and creative flair.



4. Positively contribute to Takapuna's skyline

Takapuna is a premier North Shore centre and destination. Its skyline is distinguishable from the Auckland Harbour Bridge and locations within the city centre. Therefore, any tall building design must rise to the challenge of being a visually prominent and potentially admired future landmark.



5. Ensure sustainability and liveability

Sustainable design is vital. This philosophy supports liveability outcomes for the Takapuna centre and enhanced quality of life outcomes that include the way we move around Takapuna, the range of housing choices, the quality of the natural environment, and our ability to enjoy and benefit from these.



6. Include Te Aranga Māori Design Principles

Improved expression and visibility of Māori culture within Takapuna is important and should be used to strengthen the outcomes of all other principles.

Green Star – Communities

Panuku will aim to use the Green Star – Communities framework as a guide to ensure the Unlock Takapuna project aligns with international best practice for urban regeneration. Green Star – Communities is a tool that benchmarks developments to achieve more sustainable communities in line with the principles of:

- Enhanced liveability
- Economic prosperity
- Environmental responsibility
- Design excellence
- Strong leadership and governance.

Our targets will include:

- Anzac Street car park site: 6 Star Green Star – Communities rating, 6 Star Green Star rating for commercial buildings and 6 Homestar rating for apartments
- Gasometer car park site: 6 Star Green Star rating for commercial buildings and 6 Homestar rating for apartments.

We will also seek to:

- Develop a local procurement plan to provide and utilise local employment and skills
- Provide development opportunities during construction of the Unlock Takapuna sites
- Require water-sensitive design measures
- Require integrated transport and movement solutions
- Enable a reduction of heat-island effect (increased warmth due to land modification) and enhance local biodiversity
- Provide new public spaces, visible from the street.



Anzac Street car park site

Create a civic heart for Takapuna centre that celebrates its identity and attracts people, activity and enterprise.

Development on the Anzac Street car park has the ability to connect existing spaces within Takapuna and offer public space and development potential to accommodate a range of new uses.

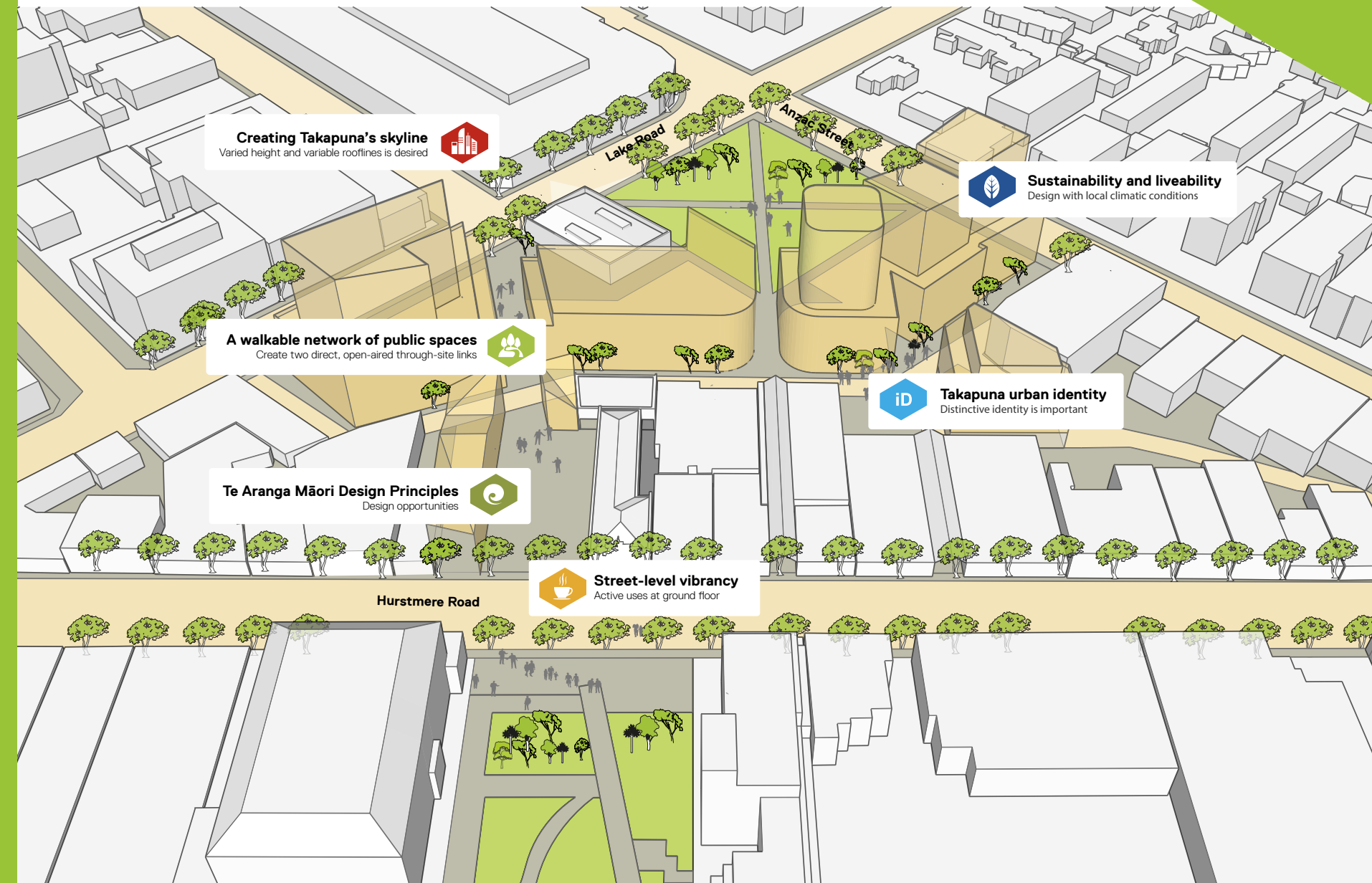
The central position of this site within Takapuna suggests a future role as the heart of Takapuna as it continues to develop.

Our approach to development on this site is to create a civic heart for Takapuna centre that celebrates its identity and attracts people, activity and enterprise.

We will also ensure development on our site better connects the centre of Takapuna with the beach and other key public spaces.

We seek to locate any development-associated car parking underground.

Under the Unitary Plan, this site has a nine-storey height limit.



Anzac Street car park design principles



1. Contribute to a walkable network of public spaces

1.1 Create two direct, open-aired through-site links

Provide these in the locations set out in the Auckland Unitary Plan to ensure connections are created between Lake Road and Hurstmere Road. The opportunity to align a direct link with the Rangitoto sightline initiated by Hurstmere Green should occur.

1.2 Provide a public square that can function as a civic heart for Takapuna

This public square should be sized for everyday use and designed as an attractive pedestrian area, with active edges. It should be designed to be innovative and flexible to enable this space to also accommodate larger gatherings when required.

1.3 Pedestrian amenity along activated street edges is important

Pedestrian amenity is important along Lake Road, particularly where the bus stop and Anzac Street site interface.

1.4 Retain and upgrade Potters Park

Retain Potters Park and upgrade it as a space that integrates with adjacent new development. Pedestrian-only edges can be created on its eastern and southern boundaries.

1.5 Pedestrian egress from any car parking to be located to bring people into key spaces and maintain pedestrian safety

Pedestrian entries/exits to any public car parking can activate public spaces and streets.

This approach to creating a walkable network of public spaces organises the site into three development parcels for development. Building setback rules apply for upper floors, taller than four storeys.



2. Create street-level vibrancy

2.1 Ensure building entrances are visible

Building entrances (including to upper floor activities) are to be visible, accessible, provide weather protection and contribute to the activation of public open spaces.

2.2 Active uses at ground floor

Active uses at ground floor to be achieved along street and priority laneway edges.

2.3 Parking on the Anzac Street site to be accessed from Anzac Street

Primary vehicle access to the site for car parking to be from Anzac Street. Additional access from Lake Road via Anzac Lane to be minimised.



3. Foster Takapuna's urban identity

3.1 Distinctive identity is important

We seek architectural variety that reflects the Takapuna context and conditions.

3.2 Fine grain is desirable

The development should be read as a series of buildings, as opposed to a single development.

3.3 Building design should respond to street conditions

Provide building frontages of a scale that relates to the adjacent public realm spaces and enables sunlight entry. Above this level, buildings should be set back and provide architectural variety suitable for more distant viewing.

3.4 Create urban edges

Build to the street and lane edges, however building line variation can occur where it results in visual interest, building richness and is appropriate for the intended activity.



4. Positively contribute to Takapuna's skyline

4.1 Varied height and variable rooflines is desired

Buildings to be designed to provide varied height and rooflines. A completely constant frontage height should be avoided.

4.2 Consider local and distant views for building design

Key local and distant views (back to the site) to be considered in the design of any tall buildings.

4.3 Elegant architecture

An elegant form for any building above frontage height is considered important.

4.4 Design to minimise dominance over public spaces

Buildings to be designed to ensure Takapuna's appreciation of sunlight and the appearance of the sky at street-level is not compromised.



5. Ensure sustainability and liveability

5.1 People at the centre of Takapuna

Car parking to be located below ground level where feasible.

5.2 Design with local climatic conditions

Buildings to be sited and designed for passive solar gain and natural ventilation.

Building and public realm design to be cognisant of local prevailing winds. Public realm to be located and designed to avoid and not make strong wind conditions worse.

Dual aspect dwellings are desirable for ventilation benefits. With single aspect dwellings, avoid south-facing apartments.

5.3 Green Star

Achieve 6 Homestar rating (or other appropriate rating) for new dwellings.

5.4 Create a variety of dwelling sizes

A range of dwelling sizes to be accommodated in order to achieve a variety of price points.



6. Incorporate Te Aranga Māori Design Principles

6.1 Māori design

Māori cultural association with Takapuna to be expressed in the public realm design and use of native planting.

6.2 Collaboration opportunities

Further opportunities to work with mana whenua on other built form aspects to be explored.

A possible plan for the Anzac Street car park site

This plan shows how the design principles can be applied to the Anzac Street car park site. It illustrates one way in which the design principles can inform site design.

1. A new public space that can be used flexibly in conjunction with Hurstmere Road and Hurstmere Green.
2. New public spaces edged by activity and buildings, attracting and retaining people in the centre of Takapuna.
3. New laneways to complement the existing Fortieth & Hurstmere laneway and effectively connect the centre of Takapuna with the beach.

4. Align a new laneway to lead to a visual axis set up by Hurstmere Green to Rangitoto.
5. Development fronting onto Potters Park for added definition and surveillance.
6. Possible shared space environment along the existing service lane.
7. Street edges along Anzac Street and Lake Road defined by buildings with active ground floors.
8. Fine grain and varied height enabled across the site.

