

Panmure Masterplan

eke

panuku

November 2023 | Revision A



Panmure Basin Pathway



MIHI

NAU MAI TAKU ITI. PIKI MAI E TAKU RAHI.

NĀKU KOE I TIKI ATU I TE PAE-O-TE-RANGI.

KA TŌIA MAI, KA KŪMEA MAI

KIA EKE TANGAROA, EKE PANUKU.

Panuku, panuku, kia haumi e, kia hui e

kia ara mai he tāiki ngāpara.

Ka whakairihia e te rangi hei hua tipua,

ka poua ā-whenua hei tupuranga hōu.

Māna e huaki te mana tangata

e hora ai aku mahi.

Kia hua ko te pai,

kia piki ko te ora,

he tohu kaitiaki o taku tuakiri tuku iho.

Nōku te whiwhi, nōku te hūmārire.

Ka tūhono a Rangi, ka tūhono ki a Papa,

taku taura here whanaungatanga;

he mea nō tua whakarere mai.

E kore e memeha; tū te ao, tū te pō,

mauri tau, mauri ora.

WELCOME ONE. WELCOME ALL.

YOU, FROM BEYOND THE HORIZON I HAVE TAKEN.

I DRAW YOU NIGH, I DRAW YOU HITHER

TO RAISE EXPECTATIONS AND TO FULFIL POTENTIAL.

Upward, onward until all is met and done

and that which rises will endure still.

From high it heralds divine aspirations,

grounded in visions of new beginnings.

It empowers in essence our very being

and pervades all that we have achieved.

Let good be rife

and may good health be assured,

as guardianship defines a legacy given.

As destiny beckons, peace is mine.

The sky itself seems to greet the earth,

epitomising all I hold and revere;

a token from that distant past.

It abides as day and night without fail,

with a gentle heart and a lively spirit.



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A Masterplan to unlock Panmure as a thriving town centre

Panmure is a vibrant and diverse place, renowned for its wonderful natural features Maungarei (Mt Wellington) and Te Kōpua Kai-a-Hiku (Panmure Basin), and cherished for its role in bringing together the people of Tāmaki.

It is a place of life and energy, and also a place of deep cultural significance.

The Panmure Masterplan (and associated investment programme) builds on this richness along with the importance of Panmure as one of Tamaki’s best-connected centres, as underscored by recent investments in the Panmure Train Station and Eastern Busway.

This Masterplan envisages that Panmure will once again be at the heart of a thriving Tāmaki community and be a location of choice for Aucklanders looking for a great place to live, work and play.

Over the next decade, Eke Panuku expects the town centre to transition and grow from a low-density area with just 300 homes within a 10-minute walk of Panmure Station to over 2000 homes, and over 5000 residents. These new residents will bring new life and customers to Panmure, and new infrastructure, parks, open spaces and community facilities will also be required to support this future growth.

Our role at Eke Panuku is to guide this next phase of investment, working in partnership with a wide range of public and private sector organisations, to bring success and prosperity to Panmure.

As Tāmaki Makaurau / Auckland’s urban regeneration agency, our focus at Eke Panuku is on strengthening and growing communities around thriving town centres. To explain our overall approach, we’ve created the **Thriving Town Centres guidance**, which defines our core principles and critical success factors. These are summarised to the right and in full here:

ekepanuku.co.nz/about/thriving-town-centres/



■ A summary of the 'thriving town centres guidance principles and critical success factors - the basis of this Masterplan for Panmure.

Aerial view of Panmure looking towards Rangitoto Island

Introduction to Eke Panuku

Who are Eke Panuku and what do we do?

Eke Panuku Development Auckland is the council-controlled organisation that delivers urban regeneration in Tāmaki Makaurau (Auckland).

Eke Panuku works across many neighbourhoods throughout our city – from large, long-term urban regeneration plans to small projects on specific sites – to meet the needs of the city’s long-term growth, including more types of homes people can afford.

As Auckland Council's agent, Eke Panuku works alongside other parts of the council, government organisations, businesses and locals to regenerate our city in ways that benefit both our communities and Auckland as a whole.

What is a Masterplan?

The purpose of this Panmure Masterplan is to set out the long-term regeneration vision for Panmure's Town Centre.

The Masterplan will help make the most of growth happening nearby and further afield. Also, by enhancing the town centre and making it safer for people to walk around, Panmure will be a better place for people to shop, live, work and play.

It communicates the vision for Panmure to ensure that the local community and stakeholders have a clear understanding about the planned changes.

The Masterplan will ensure that the development is coordinated and addresses the key issues and opportunities facing the area.

It captures the aspirations shared by partnering agencies, including Eke Panuku, Auckland Council, Auckland Transport, mana whenua and the local board in working together to build a better future for Panmure.

There has been consultation with key stakeholders and the public throughout the design process, including Maungakiekie-Tāmaki Local Board and key community groups.

A suite of documents

The Masterplan is one of a suite of documents. It follows the High-Level Project Plan (HLPP) and Programme Business Case documents prepared in 2017 that presented a vision for Panmure.

The full HLPP document can be found at:

ekepanuku.co.nz/Panmure

This Masterplan collects all the information into a single document. It provides the:

- Strategic approach
- Spatial outcomes of buildings and public areas
- Stages of development to deliver change over a realistic timeframe.



Purākau – story of place

- working with mana whenua

Mana whenua engagement has articulated a cultural narrative specific to the area.

The purākau or story of place brings forward the essence of place, its whai me te pai rawa – glory and splendour. The following pepeha describes the identity of one who has deep affinity to Panmure.

Ko Maungarei te Maunga

Ko Te Waitematā te Moana

Ko Wai Mokoia / Te Wai o Taiki te Awa

Ko Mokoia me Mauinaina ngā Pā Tawhito

Ko te Waipuna-a-Rangiātea te Puna Wai Māori

Ko te Moko-Ika-Hikuwaru te Taniwha

This narrative has informed the development of the Masterplan, specifically the ‘key move’ of connecting Panmure with its natural surroundings - from Maunga to Moana, Maungarei (Mount Wellington) to Te Kopua Kai a Hiku (the Panmure Basin).

Cultural Context

It is envisaged that the cultural narrative provides context for ongoing discussion with mana whenua as part of future implementation, in particular through:

- expressing mana whenua cultural associations
- pursuing development consistent with mana whenua principles and guidance
- favouring a people-centred environment that supports community-building and an awareness and respect for the natural environment
- improving stormwater management, which should be an integral and visible part of projects.



View of Maungarei (Mt Wellington) to Moana, Te Kopua Kai a Hiku (the Panmure Basin) with Panmure town centre to the right.



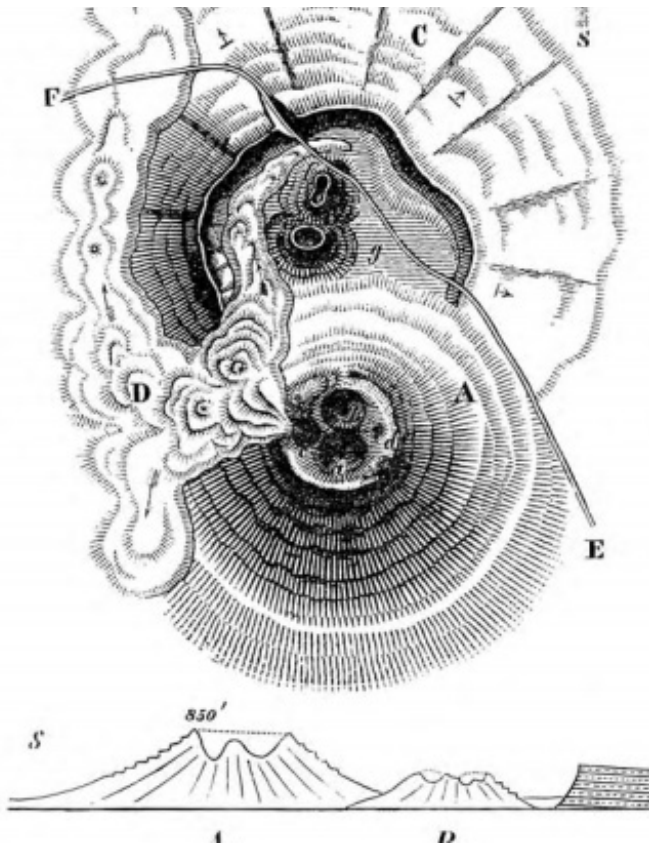
175th Treaty of Waitangi Celebration - Ngati Paoa on the Tamaki River near Panmure.



Purākau – cultural narrative

Te Tauoma is associated with occupation of the Wai o Taiki (Tāmaki River) and Panmure area, as it relates to mana whenua. Te Tauoma is said to be the name of the original hill (now quarried away) next to Maungarei (Mount Wellington). As a geographical area, it is said to encompass Maungarei, Panmure, and the area along the western side of Tāmaki River to the Waitematā Harbour. The coastal environment and pā, as well as the portages and pathways connecting the various features and tupuna maunga, continue to be highly valued.

The volcanic cones of Tāmaki Makaurau are referred to in the Tāmaki Makaurau Collective Settlement as the Tūpuna Maunga, recognising their ancestral importance to mana whenua of Tāmaki Makaurau. The volcanic features are cultural and spiritual tāonga or resources for mana whenua. The maunga provided sites for defensive pā and māra (gardens) and were symbols of mana and identity.



From Hochstetter’s map of the eruptive complex of Purchas Hill (Tauomā) and Mt Wellington (Maungarei) before any damage had been done apart from the road (Hochstetter 1867: 237).



Maungarei (Mount Wellington) is one of these maunga and the most visible feature on this area’s landscape. Occupation by mana whenua would have included using the maunga as a pā, and the lower slopes for customary activities including māra and wāhi tapu (sacred place or sacred site).

The pā of Maungarei and Te Tauoma were both occupied by the ancient confederation of tribes, known as Te Waiohūa, through to the 18th Century. This began with the paramount chief and progenitor of Te Waiohūa, Huakaiwaka and his ancestors, and ended with the final paramount chief of Te Waiohūa and progenitor of Te Ākitai Waiohūa, Kiwi Tāmaki.

The maunga in this region were positioned to look across Tāmaki Makaurau in all directions - over the Manukau Harbour to the south, the Tāmaki isthmus to the west and Tīkapa Moana (Hauraki Gulf) in the north and east.

Te Kōpua Kai-a-Hiku (Panmure Basin) is the food bowl for the taniwha ‘Moko Ika Hikuwaru’. “Kai-a-Hiku was named by Taikehu, a Chief aboard the Tainui waka. On his travels along the Te Wai o Taiki, Taikehu found the taniwha Moko-ika-hiku-warū feasting on fish trapped in the basin and named the basin after this event. The taniwha made his den in the deep pool at the entrance to the Basin and this place is known as Te Kōpua Kai a Hiku and is where the taniwha resides to this day. Taikehu and those with him drank from a spring that feeds into the Basin and named it Te Waipuna a Rangiatea in memory of their home Rangiatea in Hawaiiki.

Panmure Basin is also known as Te Kai o Hikuwaru (abbreviated to Kai-a-Hiku) and Te Wai Roto o Moko Ika.

In the time of Te Waiohūa, Te Kai o Hikuwaru was used as a waka (canoe) carving and landing site and entire

fleet of canoes were sculptured and maintained at the whare waka (canoe house) for the paramount chiefs of Te Waiohūa through to the time of Kiwi Tāmaki.

Te Waiohūa also occupied and cultivated the nearby lands at Waipuna through to Ōtāhuhu to take advantage of both the Manukau Harbour to the west and Te Wai o Taiki to the east.

The presence of taniwha is a deep and respectful association to ancestral lands, sites of significance, wāhi tapu and tāonga. This recognizes the significance of Te Kōpua Kai a Hiku, its associated waters and lands:

The entrance to Te Kōpua Kai a Hiku also has cultural significance due to its association with the kawau (black shag), which are said to represent/hold spirits/wairua of Ngāti Pāoa tūpuna. Pōhutukawa trees that align the edge of Te Kōpua Kai a Hiku entrance are associated with roosting habitat for the kawau.



Purākau – cultural narrative - continued

Te Wai o Taiki (Tāmaki River) was an important strategic transport route, being easily navigable for waka. It provided good access to Waitematā and Hauraki on the east coast, as well as connecting to the land portage links to Manukau Harbour on the west coast. As such, the Tāmaki River was a culturally and spiritually important waterway to all mana whenua.

“Te Wai o Taiki is associated with the Tainui waka, drawn over this portage in its crossing from the east coast to the west coast. Te Wai o Taiki was navigated by both the Tainui and Te Arawa waka. The narrative of Tainui’s journey around the Waitematā Harbour and ultimately into the Tāmaki River and across the Ōtāhuhu portage records the journey of the Tainui waka around the Waitematā Harbour, events surrounding its journey into the Tāmaki River and the Ōtāhuhu portage.”

Various features within and surrounding the Tāmaki River and Manukau Harbour are named and associated with the voyage of Tainui and Te Arawa waka, their crew and descendants. These places are imbued with the mana associated with the Tainui waka and serve as important sites and tāonga to those iwi and hapū who retain customary authority over these places today.

The Waitangi Tribunal Manukau report (Wai 8) also conveys the spiritual link to these places and their importance to the customs and identity of mana whenua:

“One of the markers of Māori identity, then and now, has been their ability to trace (preferably by recitation of chants) ancestral genealogy or whakapapa from particular canoes and landforms, in the process marking ancestors, marriages, offspring, events, mountains and waterways that form tribal history. In their particular philosophical view, Māori are not separate from nature or the natural world. They are part of the natural world because they are all born of Papatūānuku (the Earth Mother). The idea of being born from the earth is the foundation for whakapapa and relates the environment with people. ... identity is thus bound into Auckland’s volcanic cones and the extensive gardens that surrounded them, together

with the Manukau harbour and the land portage--Te Tō Waka (the dragging place for canoes)--between the two Auckland harbours, the Waitemata and the Manukau. This portage from east to west was a main highway throughout pre-European times and access to the Manukau Harbour gave canoes access to the wider west coast as well as through another small portage to the Waikato River, and so to the interior of New Zealand. These historical stories give shape and meaning to the lives of [tribes]. They form their whakapapa, on which they draw in their goal to be enabled to live as Māori.”

Mokoia Pā and its landscape hold numerous stories in the history of Tāmaki and New Zealand. Next to the Panmure Basin and Tāmaki River, the pā is a significant feature for all mana Wwhenua, especially Ngāti Pāoa where the pā was a major stronghold and also a place of grief following a battle with Ngā Puhi.

One account locates Mokoia Pā as a headland pā at the entrance to the Panmure Basin, with Mauinaina on the hill where the Church of England now stands. However, the names are used to describe the same location. Another account from Ngāti Pāoa has Mokoia encompassing the pā and the area around the lagoon, with Mauinaina being the kāinga that extended along the Tāmaki River.

For Ngāti Pāoa, Mokoia Pā remains an important tūrangawaewae, but it also represents a time of major change and grief. The tapu is such that it is a place to be respected, and any desecration of the tapu is a takahi (to undermine) of Ngāti Pāoa mana.

In the early 19th Century, many descendants of Te Waiohua lost their lives defending Waipuna and Te Tauoma against invading tribes from the north armed with muskets.

How this Pūrākau informs the Panmure Masterplan

What this Pūrākau tells us is that there is a complex and important history of the landscape to be acknowledged and respected as we think about the future of this whenua. In practical terms it means that the Masterplan must physically orientate towards these landforms, that environmental initiatives must protect and restore the surrounding land and water.

It also highlights that people visiting this area should see and learn about this ancient whakapapa.



Site of Mokoia Pa, Panmure Bridge,Smith, Stephenson Percy, 1840-1922, photographer,PH-CNEG-C2265



Views of Te Wai o Taiki (Tāmaki River)- from above the panmure wharf reserve looking south east.

A masterplan sketch of

Panmure's 5-10 year future

This is an illustrative vision for the future of Panmure. It's based on what people told us during consultation in 2019:

- Connecting from Maungarei to Queens Road and down to the Panmure Lagoon is a priority
- Panmure needs more homes
- New public spaces and mixed-use developments should be investigated.

TE KŌPUA KAI A HIKU
PANMURE BASIN



Comprehensive regeneration – the benefits

The Masterplan will help make the most of growth happening nearby and further afield. Also, by enhancing the town centre and making it safer for people to walk around, Panmure will be a better place for people to shop, live, work and play.

Panmure is within the Tāmaki regeneration area and expects to see significant growth in the next 20 years. In recent years, significant transport investment has been made in Panmure as part of the Eastern Busway project, which delivered a new train station and bus interchange and the first phase of a busway to Pakuranga.

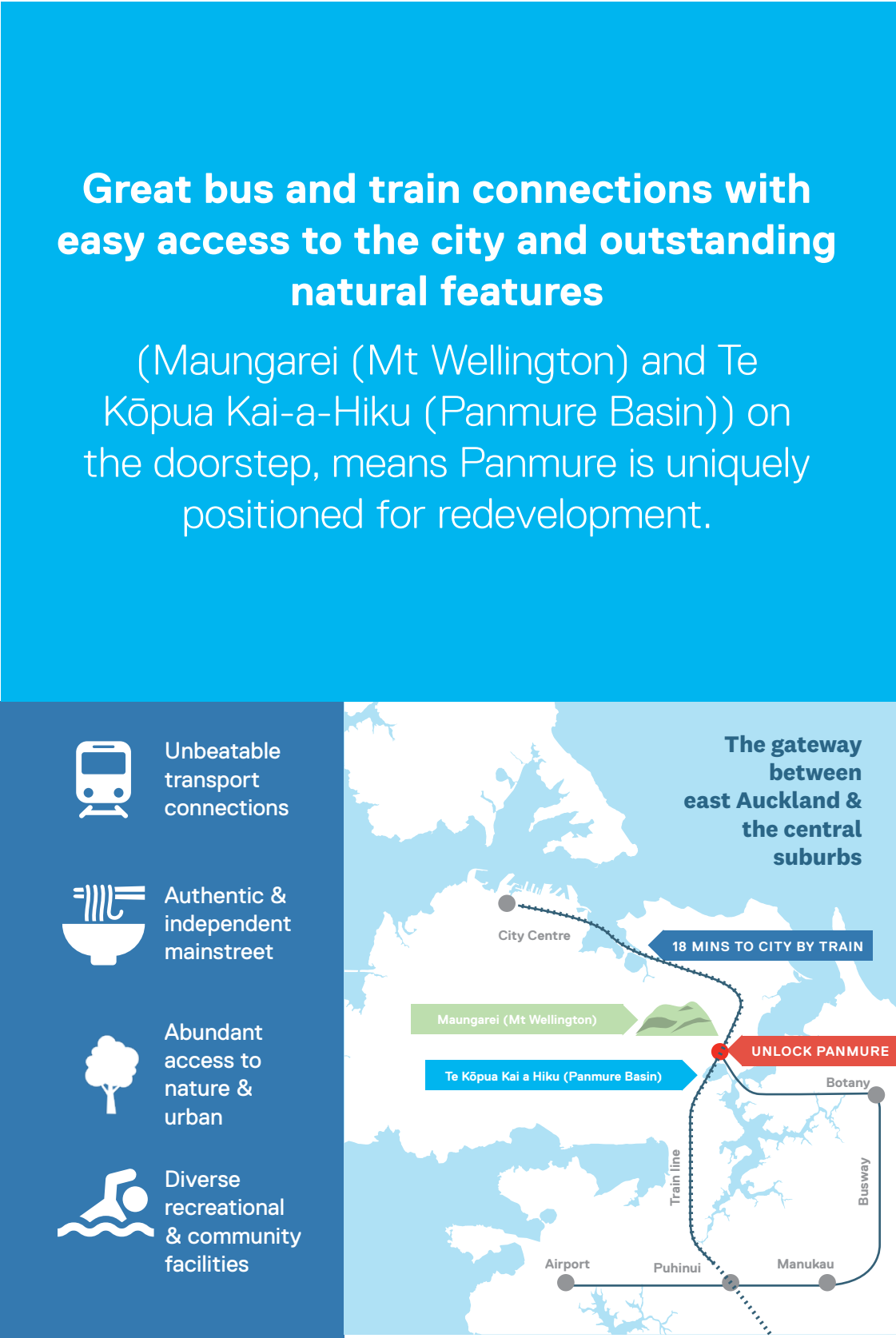
There are a number of large development sites that offer opportunity to achieve comprehensive regeneration to provide quality housing choices, employment, and a broader range of shops and food options.

Eke Panuku will deliver the regeneration of Panmure town centre alongside Tāmaki Regeneration Company (TRC). TRC has a programme to build 10,500 new homes across Tāmaki, will develop a portion of those new homes in Panmure.

We will also work in close partnership with Auckland Transport (AT) to retain an appropriate transport infrastructure, services and parking, and with Auckland Council to ensure quality infrastructure and services.

Benefits of the Panmure programme:

- New residential housing in the town centre - so there is more choice of homes and more people to boost the local economy.
- Exciting new public spaces - to promote healthy lifestyles, generate local pride and encourage private investment.
- New opportunities for commercial investment - bringing more employment into the area.
- New safer walking and cycling routes - to encourage active transport usage, and improve the local environment.



The High Level Project Plan (HLPP) for Panmure - 2018

The HLPP for Panmure is the guiding document for this Masterplan. The HLPP was adopted by the Auckland Planning Committee on 6 March 2018. This gave us the mandate to act as the lead regeneration agency for Panmure.

The 2018 HLPP sets out the following vision for Panmure:

“Create a vibrant centre that is a great place to live, visit and do business. This will be done by building on Panmure’s distinct landscape, good infrastructure, transport connectivity, community facilities and local amenities.”

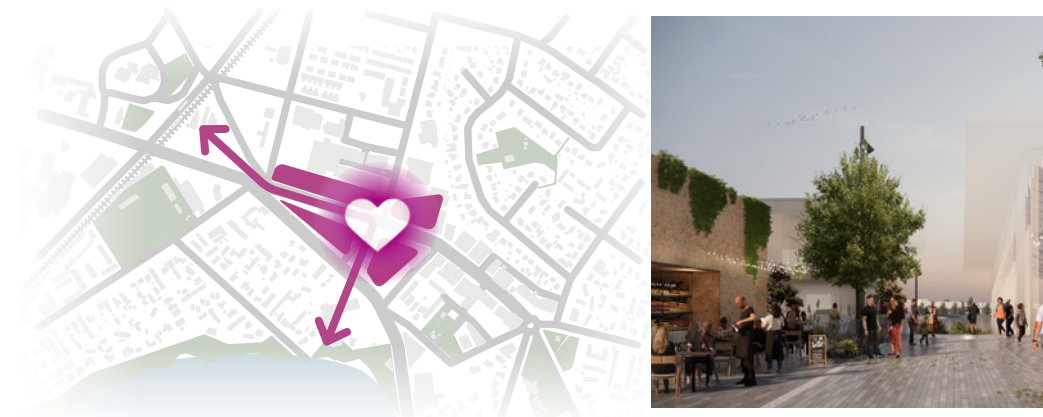
The Panmure Masterplan can be summarised by ‘key moves’ or concepts which are based on the HLPP, previous community input and mana whenua direction. Each move includes a number of ‘key projects’ to deliver on the overall vision.

Four key moves for Panmure:



1. Establish a high-quality urban neighbourhood

We will work in partnership with the business community to improve local business performance and attract new investment.



3. Enliven the community heart of Queens Road

We will work with key stakeholders to build a fit-for purpose, community heart and civic space to bring new life to the main street.



2. Reconnect the centre to its natural surroundings

We will work with key stakeholders to improve the physical links between the town centre and its residential community, train station, mountain and basin.



4. Improve housing supply and choice

We will champion the delivery of a high-quality urban neighbourhood by increasing the supply of quality housing and diversity of services in Panmure.

Three interconnected precincts for Panmure

The Masterplan focuses mainly on the town centre of Panmure.

We have developed three core precincts – that will bring life and vitality to the town centre:

Basin View Precinct

Residential plus leisure, recreational and public realm developments to support a thriving community heart.

Queens Road and Pilkington Precinct

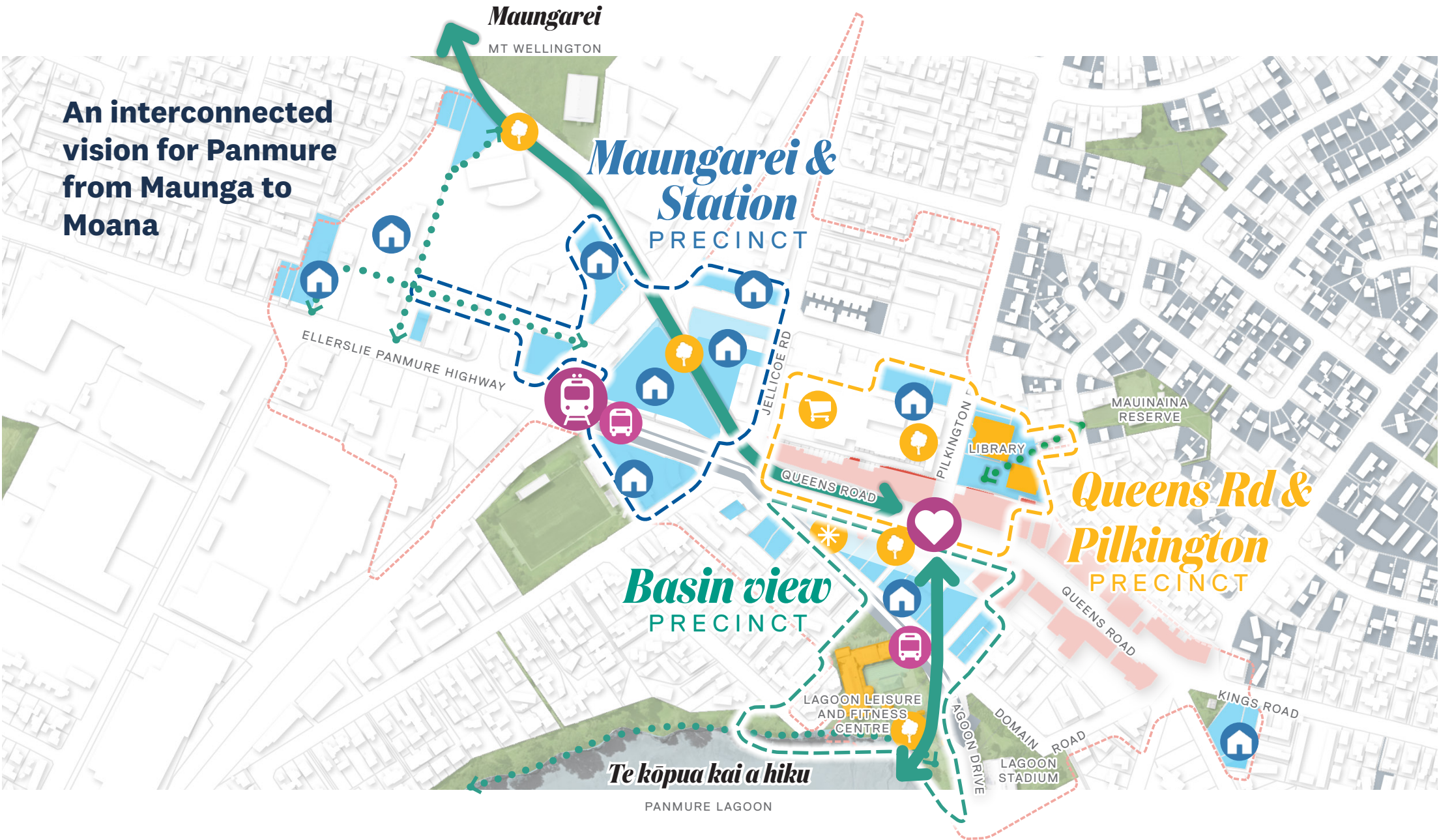
Projects to improve the public realm and streetscape, with housing, commercial and community facilities.

Maungarei and Panmure Station Precinct

Predominantly residential, plus small commercial developments. Large development sites will bring new residents to the area. This is a future precinct (10-20 year plan).

Each of precinct features individual projects, which together will help to make Panmure a brighter and better neighbourhood for everyone.

The character feel and heritage value of the town will be retained and an emphasis placed on liveability, wellbeing and sustainability throughout the neighbourhood.



Key Moves integrated with precincts:

- Basin view precinct boundary
- Queens Road & Pilkington precinct boundary
- Maungarei & Station precinct boundary

1. Establish a high-quality urban neighbourhood

- Key Public Realm Project
- Key ‘Gateway’ development site
- Encourage Supermarket

2. Reconnect the centre to its natural surroundings

- Primary Connection
- Supporting Connection

3. Enliven the community heart of Queens Road

- Panmure Train Station & Bus Interchange
- Community Heart - Town Square
- Potential new Eastern Busway Stop

4. Improve housing supply and choice

- Residential led development site

Basin View Precinct - Summary

This precinct aims to deliver the greatest strategic benefit to Panmure by opening up Queens Road to a direct view and physical connection to the Panmure Basin.

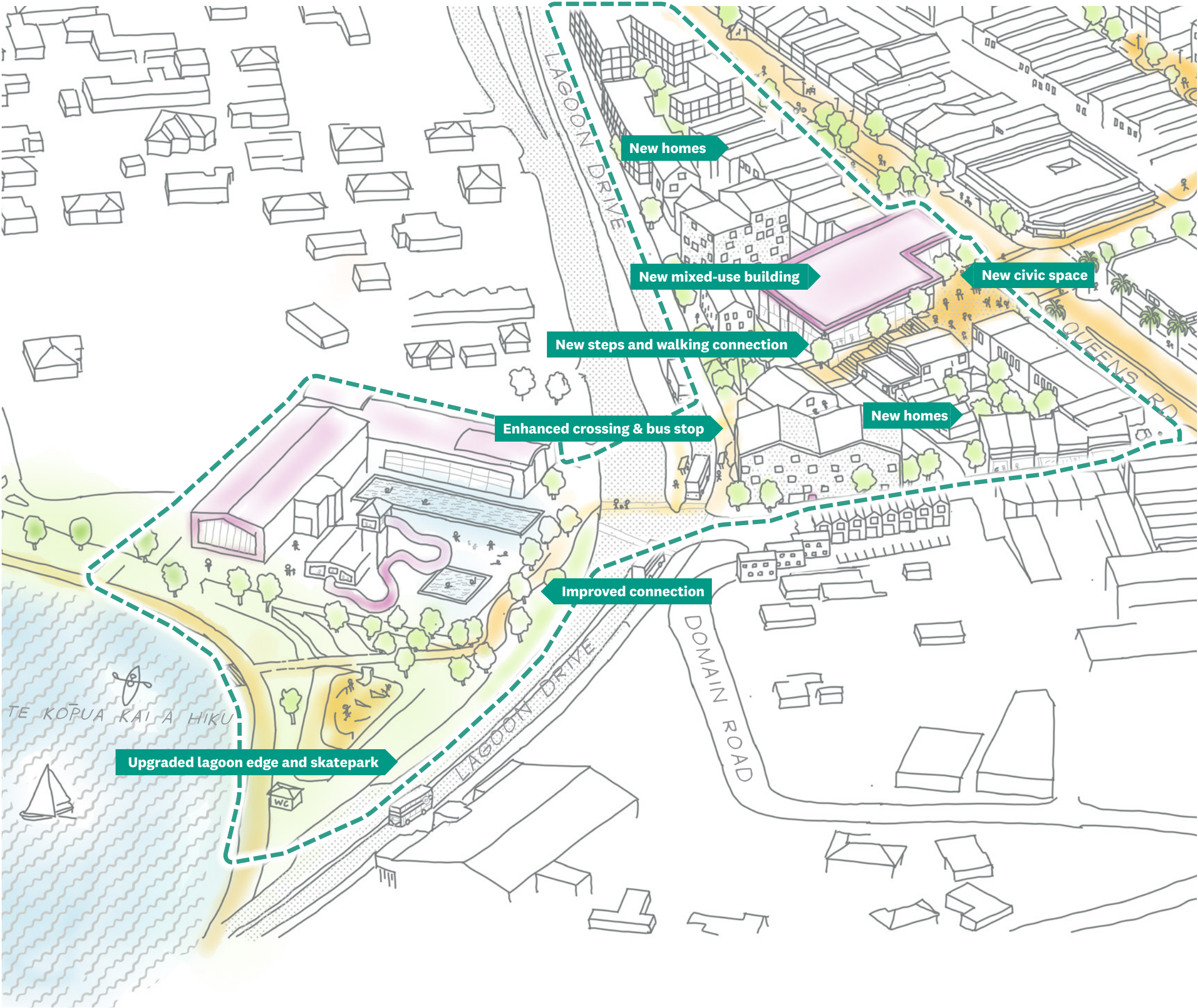
This precinct will enable a variety of building typologies that support the sloping terrain and create good outlook onto public connections.

A string of community facilities is proposed to ensure connected civic activity amongst residential and mixed-use developments.

This precinct connects a new town square on Queens Road through steps leading to the centre of the precinct and enabling a link towards a street crossing landing at an enhanced lagoon edge.



Basin view precinct boundary



Improved connection from Queens Road to the Panmure Lagoon

Panmure has outstanding natural features in its wider landscape, such as Te Kōpua Kai a Hiku Panmure Basin Lagoon. However, the key connections and walking experience along Lagoon Drive is currently harsh and exposed between the tall pool fencing and the heavy traffic along Lagoon Drive.

Eke Panuku will aim to vastly improve the connection along Lagoon Drive by opening up a 'park-like' experience between the pool and Lagoon Drive with a new tree-lined path.

To deliver the improved connection we propose the following three projects:

1. An enhanced walking and cycling connection, between Te Kōpua Kai a Hiku and the Panmure Town Centre.
2. An improved connection from Queens Road down to a new Eastern Busway Stop on Lagoon Drive, and beyond to the Panmure Lagoon.
3. An enhancement of the Panmure Lagoon edge, skate park and reserve.



Lagoon Drive
Existing



Lagoon Drive
Proposed

Fenceline adjusted

Visible connection into Panmure

New trees & vegetation

Wider higher quality footpath

CONCEPT IMAGE An enhancement of the Panmure Lagoon edge, skate park and reserve.

Mixed use precinct of new homes and walking connection through to Basin View Lane.

A key part of unlocking the future potential of Panmure is a focus on more residential housing choices in and around the town centre.

Planning for thousands of people living only a short walk away from the shops and the station is a good strategy for bringing more customers to Panmure, improving public transport use and providing relatively affordable homes and lifestyles in a growing part of Auckland.

Eke Panuku will deliver these homes with development partners and the returns will be reinvested in other projects for Panmure.

Proposed elements to deliver on this key project include:

1. A new 'mixed use' precinct of new homes in and around Basin View Lane.
2. A urban connection of lanes and steps to improve the access between Queens Road and Lagoon Drive.
3. Improved public realm with new trees and best practice water-sensitive design.



Korma Lane
Existing



Korma Lane
Proposed

New mixed-use building

New lighting & wayfinding

Steps up to Queens Road

Water sensitive design

Shared space for people/Korma lane

CONCEPT IMAGE: A new 'mixed use' precinct of new homes in and around Basin View Lane.

New town square on Queens Road

Panmure has many well-loved community spaces located around the town centre which require on-going investment and updating to meet the needs of the community. As the local community grows there is an opportunity to enhance the public space offering through a new fit for purpose town square where the locals can come together in the heart of the town centre for events and community activities.

This key move brings together a new civic space, mixed-use buildings and key connections right at the heart of Queens Road. The square and the proposed built form will ensure a direct view to the Basin from Queens Road, a more direct pedestrian connection through to the Panmure Basin and a potential new eastern busway stop. It will allow the residents and visitors to move easily between the key parts of the town and appreciate the hidden 'gem' - the Panmure Basin.

Proposed elements to deliver on this key project include:

1. A new town square on Queens Road- for community events, markets and outdoor dining.
2. A new integrated Mixed-use Building on Queens Road.
3. Advocating for an improved connection from Queens Road down to a new Eastern Busway stop on Lagoon Drive, and beyond to the Panmure Basin.



Queens Road & Pilkington Precinct

- Summary

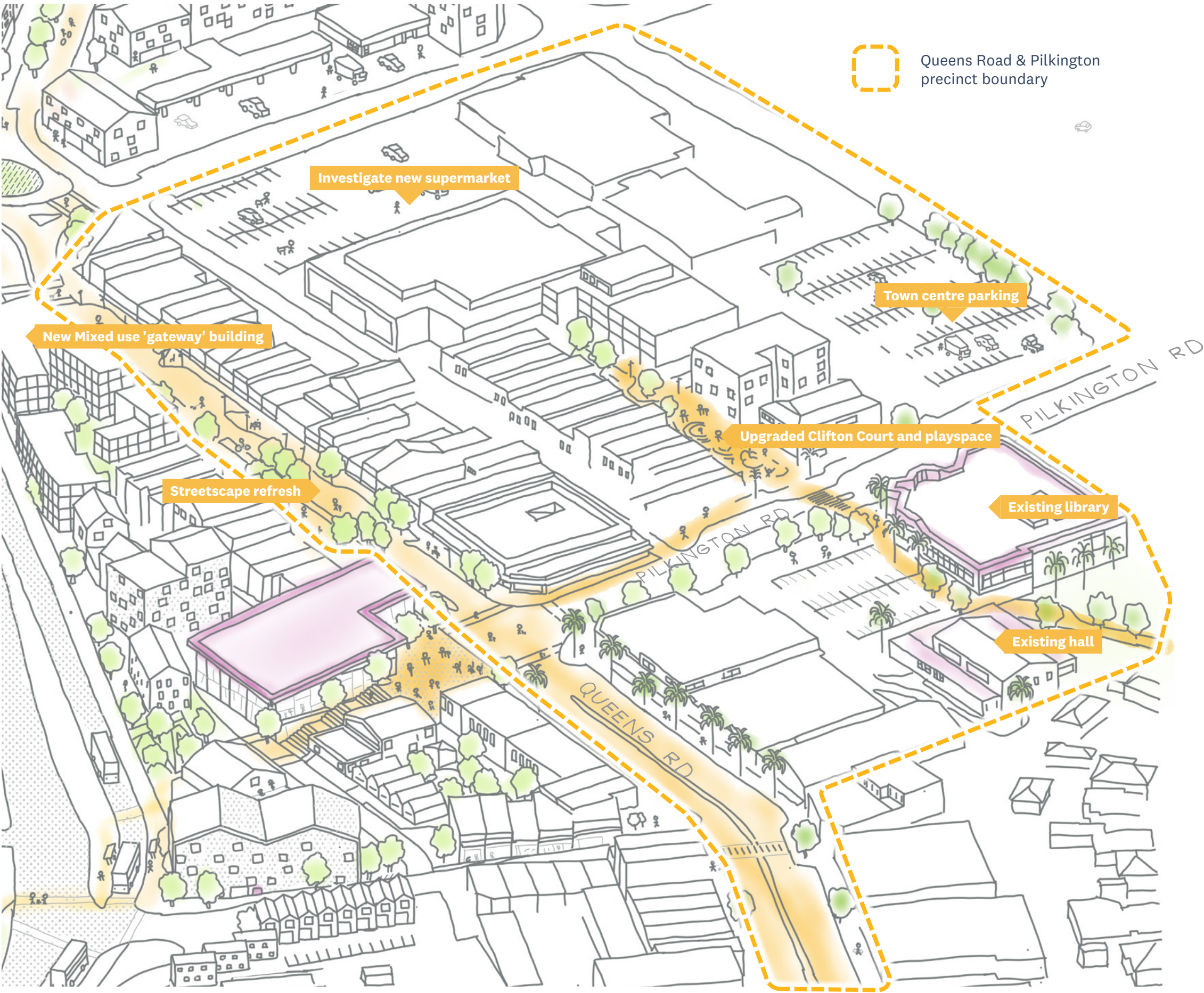
This precinct has a role of fostering and supporting mainstreet vitality by refreshing the Queens Road streetscape, creating an alluring and welcoming “front door” to Panmure through the new ‘Gateway’ site, and potentially facilitating a smaller supermarket on the corner of Jellicoe Road to create “stepping-stone” of activity into the centre.

Built form typologies should both support density, courtyard style amenity and clearly define public and private edges.

This precinct should facilitate safe urban play space through the Clifton Court upgrade and enable connections via Pilkington Road to the north-east.

This precinct includes the following projects:

- 1. Clifton Court upgrade
- 2. Queens Road streetscape refresh
- 3. Gateway development



High-quality urban neighbourhood

Panmure's Queens Road already has great bones and a great selection of local eateries and retailers.

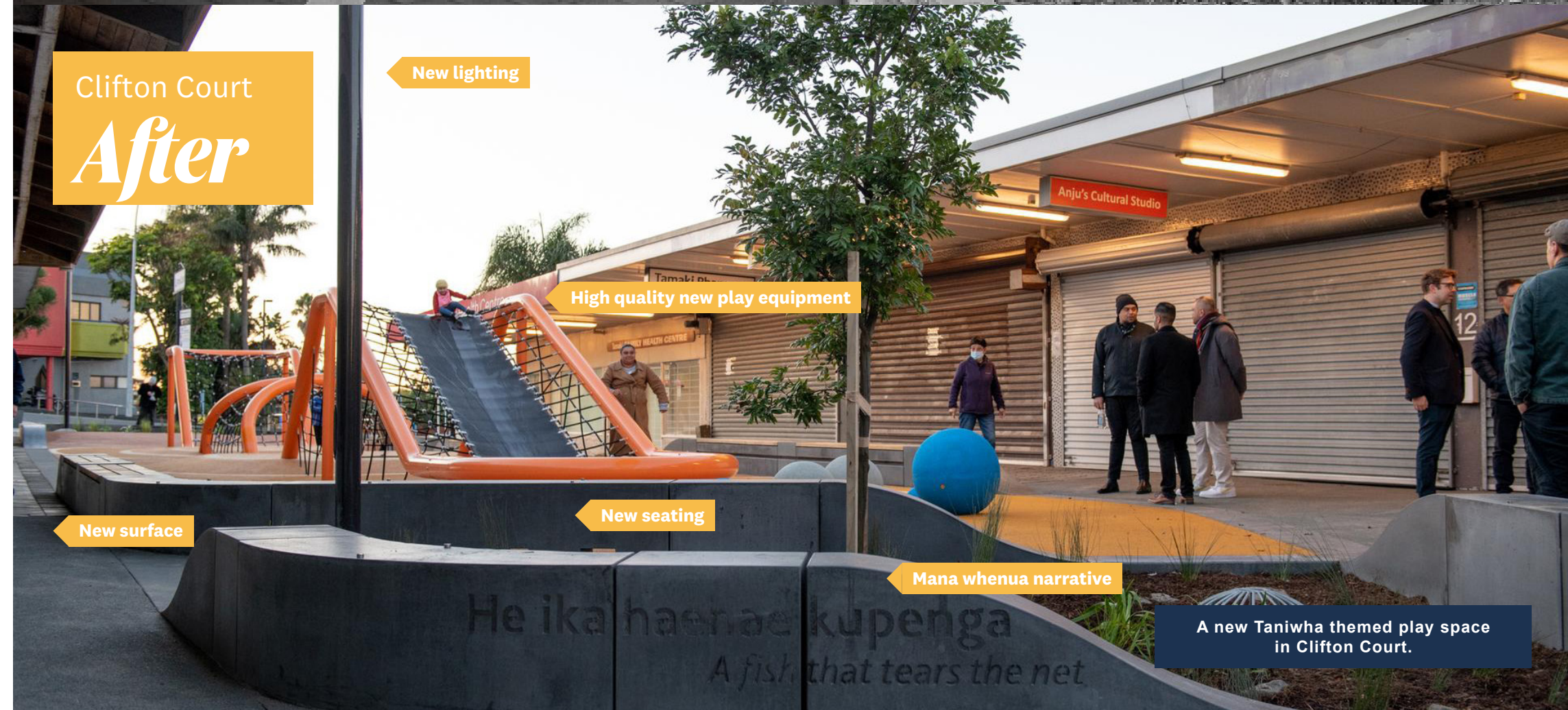
Eke Panuku wants to foster and support this existing main-street vitality through a number of enhancements that will better establish Panmure as a high-quality urban neighbourhood.

We want people to think of Queen Street not just as a shopping street but more broadly as an urban neighbourhood, with new public spaces, facilities and play spaces to encourage people to spend more time in the town centre.

We will also work in partnership with the business community to improve local business performance and attract new investment.

Proposed elements to deliver on this key project include:

1. Creating a new Gateway development with new mixed use buildings, including cafes and shops on the ground floor and apartments and work spaces above.
2. A new public space and taniwha-inspired play space in Clifton Court (complete).
3. A 'refresh' enhancement of Queens Road, including refurbished street furniture and pedestrian crossing enhancements (underway).
4. A 'refresh' enhancement (fresh coat of paint etc) of some of the old shops and buildings owned by Auckland Council.

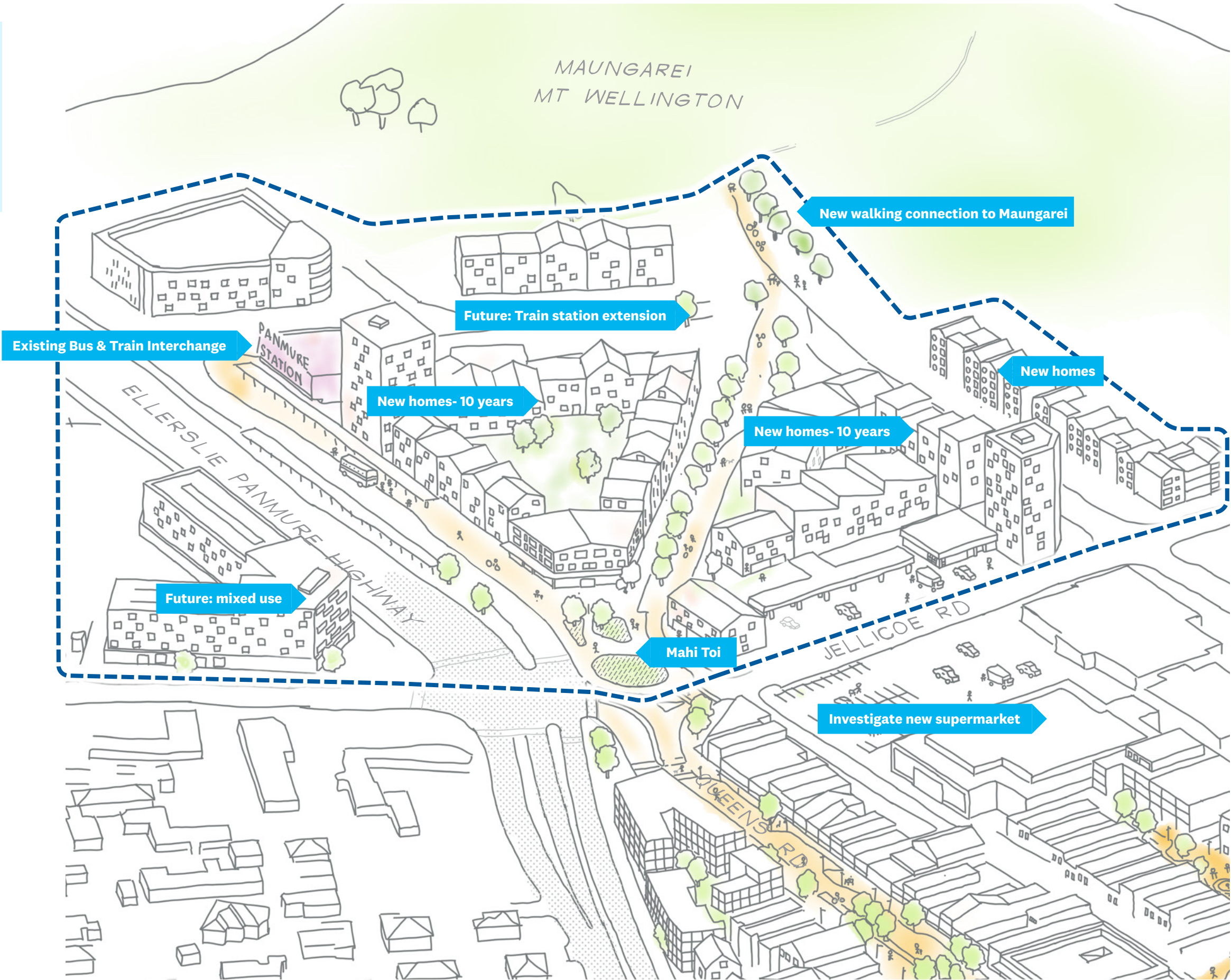


Longer term precinct:
**Maungarei &
Panmure Station**
- Summary

This precinct aims to provide a mix of residential and commercial activity around the Panmure Train and Bus Station. The benefits of this proximity to public transport helps to promote sustainable lifestyles, while catering for future population growth.

There will be large development sites to bring new people into the area. We will seek to maximise height in key areas and ensure low-medium built form addressing the public edges. The precinct will also focus on protecting the views to Maungarei and enhancing the pedestrian and cycle connection to this key Panmure landscape feature.

 Maungarei & Station precinct boundary



New Maungarei walking & cycling connection

Panmure has outstanding natural features in its wider landscape, such as Maungarei (Mt Wellington). However, the existing connection between the town centre, Panmure Station area and Maungarei is disconnected and lacking key crossings and footpaths along Mountain Road.

This project aims to create a much more comfortable connection to Maungarei on the southern approach along Mountain Road. This will enable the maunga to become more integrated with the town centre and its future residents.

Proposed projects to deliver on this key move will include:

1. An enhanced walking and cycling connection between Maungarei/Mt Wellington and the Panmure Station.
2. An enhanced future connection from Potaka Lane towards Queens Road.



CONCEPT IMAGE An enhancement of the walking & cycling path along mountain road

Key Projects - Staging and Implementation

Years 0-3

- 1 Clifton Court upgrade.** We have just completed a new public space and taniwha-inspired play space in Clifton Court to make this area in the heart of the town centre greener and more inviting.
- 2 Queens Road streetscape refresh.** We will enhance Queens Road in two stages, beginning with a refurbishment of street furniture followed by pedestrian experience enhancements, including raised pedestrian crossings.
- 3 Maungarei Walking and Cycling connection.** We will create an improved walking and cycling connection between Maungarei (Mt Wellington) and the Panmure Station, and enhance a future connection from Potaka Lane towards Queens Road.
- 4 Lagoon Edge Reserve enhancement.** We will improve the connection along Lagoon Drive by creating a ‘park-like’ experience between the pool and Lagoon Drive with a new tree-lined path.
- 5 More housing options close to the town centre.** We will enable smaller-scale, transport-enabled housing developments in and around the town centre.

Years 4-5

- 6 New town square on Queens Road.** We will create an integrated public space where the local community can come together in the heart of the town centre for events, markets, outdoor dining and community activities.
- 7 Improved connection from Queens Road to the Panmure Lagoon.** We will create an enhanced urban connection of lanes and steps to improve pedestrian access from the town centre to Lagoon Drive. A new Eastern Busway stop will be located in the heart of the town centre.

Years 6-10

- 8 Gateway development.** We will create a Gateway development at the western entrance to Panmure with new ‘mixed use’ buildings, including cafes and shops on the ground floor and apartments and work spaces above.
- 9 New homes around Panmure Station.** We will create a new ‘mixed use’ precinct of new homes in and around Panmure Station.
- 10 New homes around Basin View Lane.** We will create a new ‘mixed use’ precinct of new homes in and around Basin View Lane.



Our work with the Panmure Community

We know locals feel deeply connected to where they live and want to have a say in shaping the future of their community.

In 2019, we asked people for their thoughts and ideas for the future of Panmure. We used online engagement via Social Pinpoint, an interactive website tool, and events, such as community sessions, to gather input.

You told us that connecting from Maungarei to Queens Road and down to the Panmure Lagoon was a priority, as were more homes close to transport, and new public spaces and community facilities.

The feedback gathered through this consultation process has been instrumental to our planning for the future.

Now, this Masterplan provides the opportunity to see the full picture of the potential change in Panmure over the next 5-10 years.

We will continue to work closely with the Maungakiekie-Tāmaki Local Board, the Panmure Business Association and other key stakeholders, including keeping everyone informed as we progress.

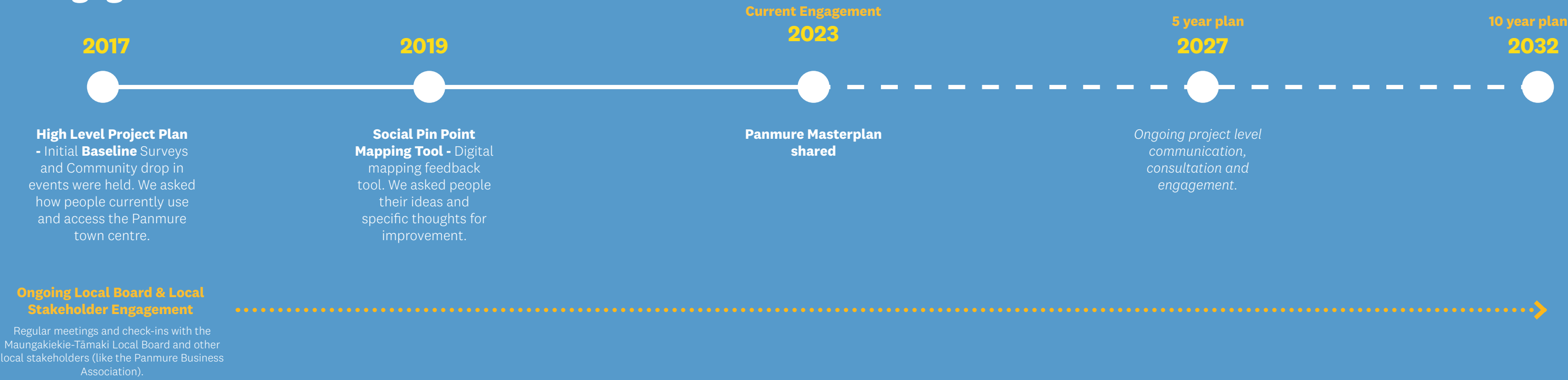
Next steps

Most projects within the Masterplan will get underway in the next 10 years. A majority will be underway within the next five years, including the development of the Basin View Precinct and new town square.

As each project progresses through the design and planning phases, we will undertake project-specific communication, consultation and engagement as required.



Engagement timeline



Additional Information

This section outlines some additional information on the Eke Panuku approach to regeneration in Panmure, including transport, environment and urban renewal.

Climate Impacts, Environmental and Urban Ngahere Strategy

Climate change is predicted to impact Panmure via:

- increased frequency and severity of storm events and drought conditions
- increased flood risk
- increased temperatures

Panmure’s town centre is identified as a hotspot area of Auckland highly vulnerable to climate change impacts- due to its proximity to low lying areas, flood plains and resident populations with fewer resources to prepare for climate impacts. Mitigating against risk and building resilience remains important for Eke Panuku in delivering the Unlock Panmure programme. Due to the identified risks around flooding and heatwave, blue/green infrastructure will be of key importance as it addresses both these issues.

Residential developments will need to be designed for better climate resilience, particularly addressing potential overheating issues.

Eke Panuku has a significant opportunity to demonstrate climate leadership and in doing so help to deliver other benefits: ecological restoration, cultural expression, social cohesion, resilient assets.

Recommended actions:

- **Assess Eke Panuku sites in the** Panmure project area for the potential for green infrastructure initiatives to address climate adaptation – both public realm and development sites
- Engage with Healthy Waters and Engineering and Technical Services at Auckland Council when undertaking development planning on all sites that have identified flood risk
- Ensure specific engineering advice about flood

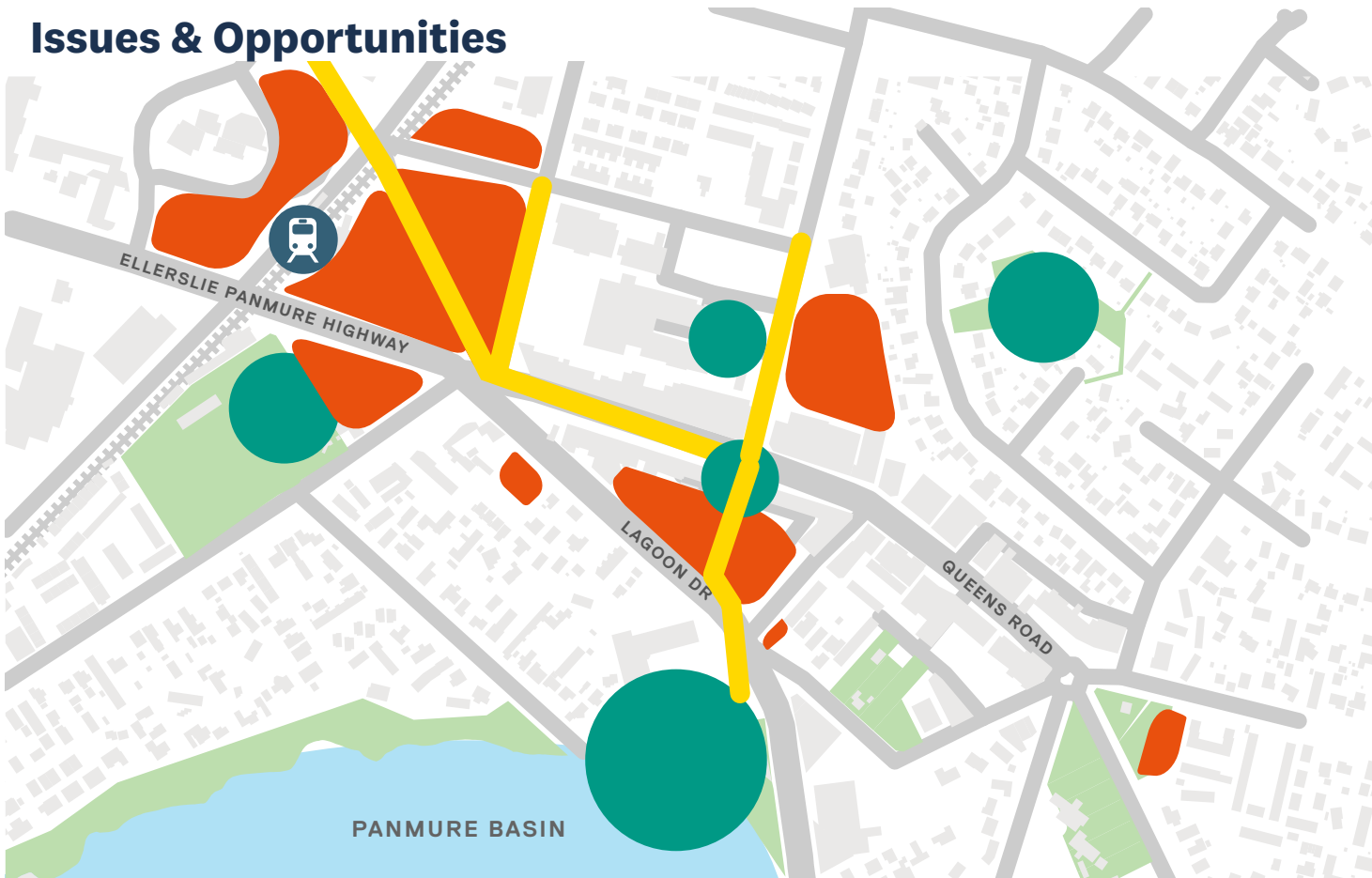
risk is built into Development Agreements

- Utilise the Greenstar Communities Framework for Panmure projects, paying particular attention which could include targeted credits relating to Heat Island Effect; Integrated Water Cycle, Climate Adaptation and Ecological Value
- Ensure potential overheating of residential developments is assessed through the design process

Partnership opportunities to explore or continue:

- Continued engagement with Auckland Council through the Resilient Coastlines, Catchments and Communities Project (RC3) project
- Continue work with Community resilience planning via Auckland Emergency Management, which would include linkages with Community Facilities
- Work with the parks department and Healthy Waters to promote green infrastructure improvements – increased green space provision, tree planting, stormwater projects
- Continue to explore placemaking opportunities for temporary activations to compliment master planning, delivering short-term climate action and build long-term community resilience
- Continue partnerships with the Crown, Tamaki Regeneration Company and Kainga Ora to ensure homes are climate resilient.

Issues & Opportunities



Opportunities



REDEVELOPMENT

- Green Star and Home Star buildings to moderate temperature
- Water collection and recycling to reduce water runoff
- Green roofs and green walls to improve biodiversity
- Increase tree canopy coverage for heat reduction and shading
- Water sensitive design solutions for stormwater runoff and minimising peak flows
- Increase in biodiversity with planting surrounding buildings
- Minimising impervious surfaces



MOVEMENT SPACES

- Increase street tree provision for heat reduction and shading
- Water sensitive design solutions for stormwater runoff and minimising peak flows
- Increase in biodiversity through underplanting in berms



RESERVES

- Increase tree provision and canopy coverage for heat reduction and shading
- Water sensitive design solutions for stormwater runoff and minimising peak flows
- Increase in biodiversity with variation in tree and shrub planting species

Potential Transport, Access and Parking Strategy

There will always be parking for those who need it in Panmure and providing public parking to support businesses is part of our plan for the town.

Panmure is an extremely accessible town centre by public transport. Panmure is a 15-minute train journey from the CBD, and the eastern busway will provide a rapid transit connection between Botany and Panmure.

There is currently an oversupply of car parking across the Panmure town centre. However, car parking utilisation varies considerably across the town centre and time of day. Car parks that have low utilisation come with a large opportunity cost, and they could be repurposed to benefit the vitality of the local community by providing new houses, shops, community facilities, and open space.

This Masterplan does not specifically propose any changes to on-street parking, but we know that some management changes will be required over time - to make it easier to find a park for those who need it. For example, shoppers and visitors who just require a short stay or a couple of hours will be prioritised over those who park in a space all day. Eke Panuku will work with AT to produce a Comprehensive Parking Management Plan (CPMP) which will undergo a separate public consultation process.

As the population of Panmure grows over time, we want to provide more transport options for people to get around, whether on foot, bike, scooter, bus, or train.

The Panmure Town Centre has roughly 2000 public car parking spaces, in addition to the numerous privately owned car parking spaces provided by local businesses. During peak weekday periods off-street parking is around 49% well below Auckland Trnasport aspirations for an optimal 85% occupancy target. Our Masterplan envisions that the following off-street car parks will be redeveloped in the near future to provide more housing, shops, community facilities, and open space:

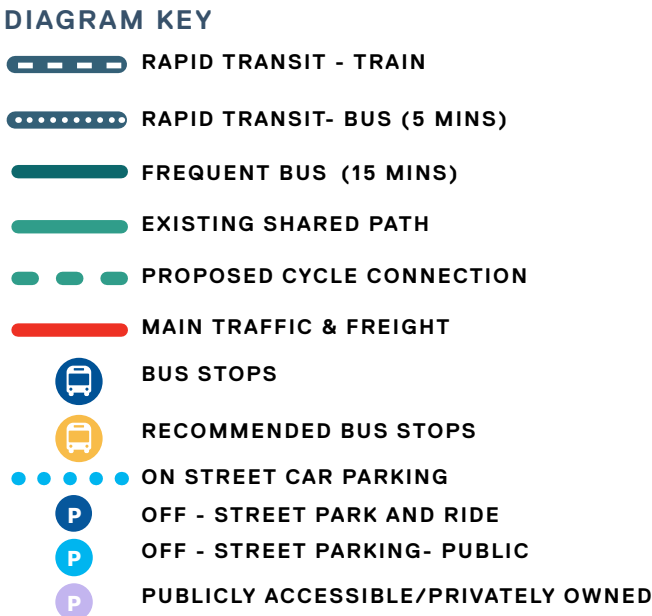
- Basin View lane off-street car parking spaces
- 1-3 Kings Road car parking spaces
- 11 Lagoon Drive car parking spaces
- 9 Jellicoe Road car parking spaces

- 532-536 Ellerslie Panmure Highway/Potaka Lane car parking spaces

The process of change will occur over many years as demand for housing and opportunity allow and the effects managed so that Panmure remains a convenient location to visit and the health and vitality of the town centre is not impacted by any reduction in car parking provision. Any change to parking will be made in collaboration with Auckland Transport and the Local Board.

A pre-pandemic 2017 study concluded that approximately 600 public car parking spaces are under-utilised in Panmure and could be removed without affecting the overall availability of car parking. Car parking closest to Queens Road will continue be prioritised for short-stay shoppers and visitors.

Panmure’s population is expected to increase over the next decade. With more people living, working and socialising in Panmure, we must consider how growth can best be supported. This means reflecting the diverse and changing ways we live, with more remote working, more people in town houses, and greater use of walking, cycling, and public transport. The Panmure Masterplan reflects this complexity and the changing needs of Panmure now and into the future.

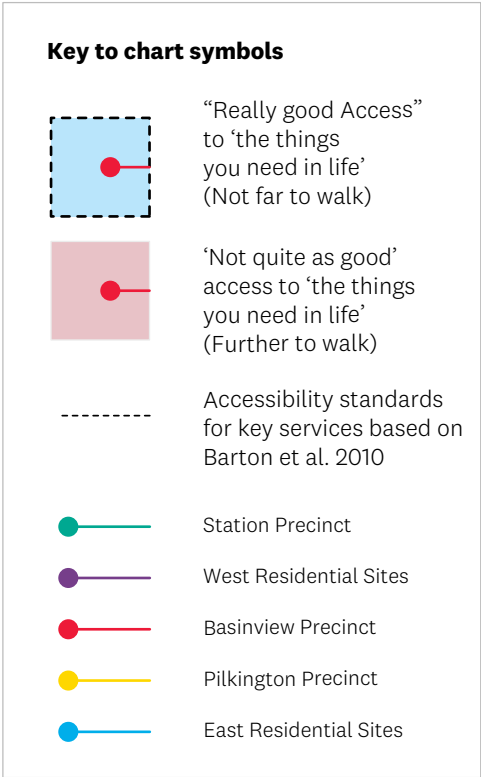


Analysis of ‘access to services & amenities’ of each precinct

This chart analysis provides a visual snapshot of the level of access people living in each proposed precinct might have to a range of core services within walking distance- based on existing conditions.

This analysis is broadly based on the methodology outlined in “The Plot: Designing Diversity in the Built Environment: a Manual for Architects and Urban Designers” by Jonathan Tarbatt.

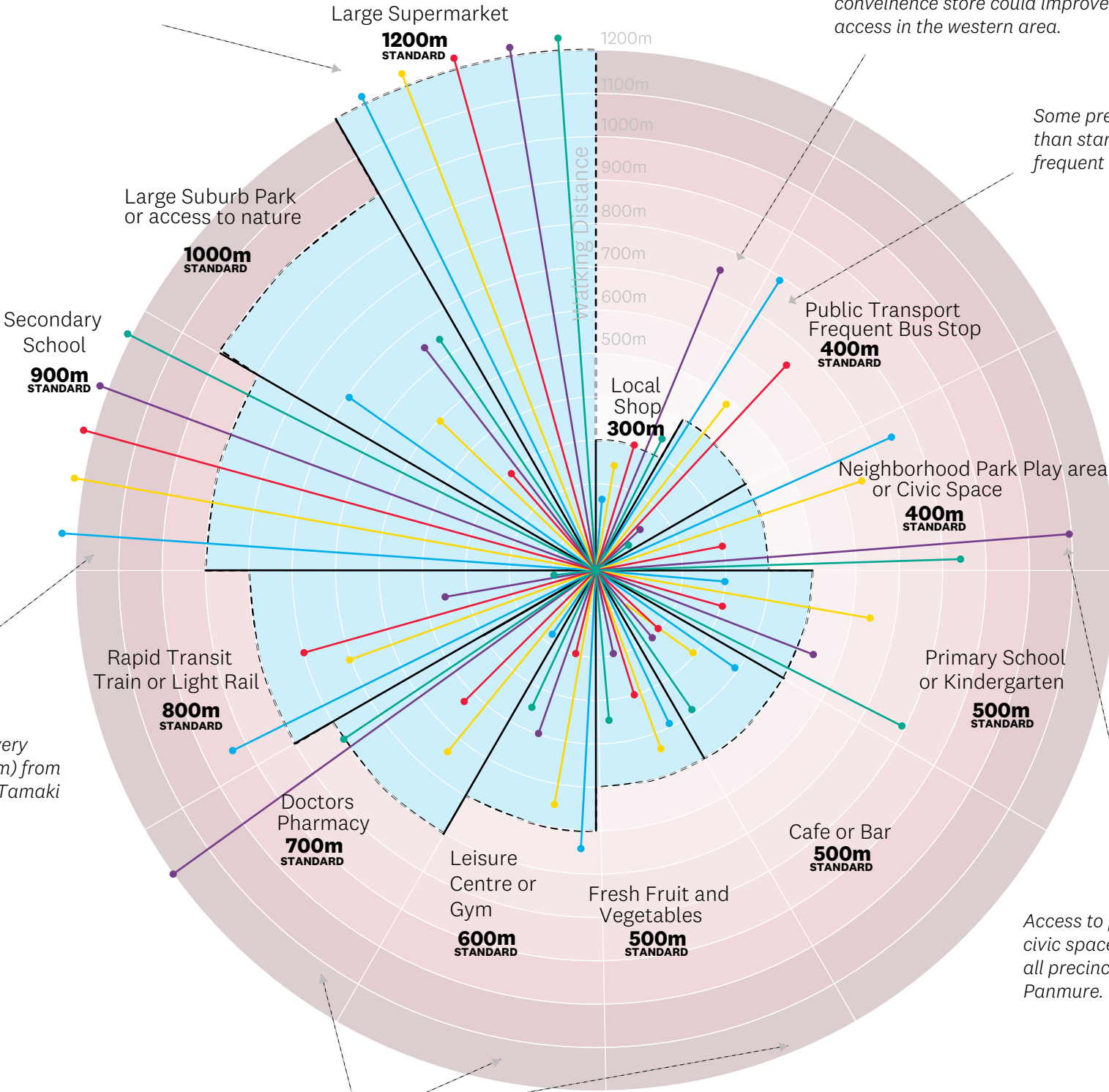
What this analysis tells us is that some precincts might be better suited to particular types of development and future residents than others. For example precincts in the east and centre of the town may be better suited to older residents due to its good proximity to healthcare and community facilities, public investment in neighbourhood play areas and civic spaces - as well as Secondary School access are recommended. The inclusion of a large supermarket within the town centre should also be a priority.



All precincts in Panmure have poor access to a large supermarket (average over 2000m) from the closest in Lunn ave or Mt Wellington.

A local shop, superette or convenience store could improve access in the western area.

Some precincts to the east have less than standard access to the frequent bus network.



All precincts in Panmure are very far away (average over 3000m) from the closest secondary school Tamaki College.

Access to play areas and civic spaces is poor in almost all precinct areas in Panmure.

Most precincts have better than standard access to town centre amenities such as healthcare, gyms and local food options.



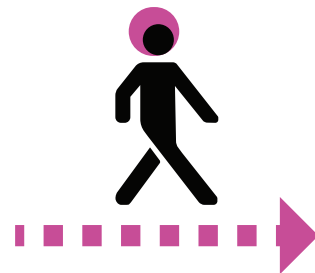
Criteria for urban renewal

The following urban renewal criteria for Panmure outline the key outcomes needed for the redevelopment of Panmure. These were formulated in reference to the goals and principles of the Panmure High Level Project Plan 2018. To deliver on this urban renewal criteria all development will be delivered under the control of Auckland Council, in partnership with a development partner, under a development agreement.

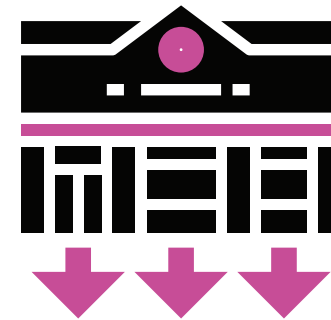


1. Redevelop underutilised land to create a mixed use neighbourhood

that supports increased housing supply and choice in walking distance of Queens Road and Panmure Station.



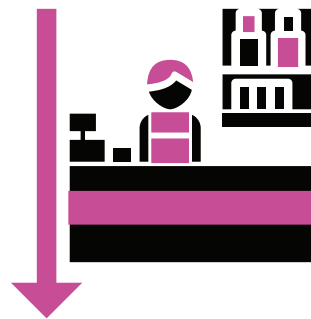
2. Repair walking connections to enable direct pedestrian access to and through sites from key destinations within Panmure.



3. Repair built form frontage onto the street edge to create an interesting and engaging streetscape.



4. Provide appropriate building height and form that supports and repairs a sense of arrival and transition into Panmure as a more “built up” urban town centre.



5. Conserve the viability & character of the main street by minimising specialty retail in locations other than Queens Road, to support town centre mainstreet retail regeneration.



6. Minimise “Surface Car Parking” to avoid negative visual impacts and the dominance of inactive car yards and repair the image of Panmure.



7. Regenerate natural systems and environment to conserve and restore the ecological health within the area.

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Te Ākitai Waiohū



eke *Ngā mihi* pōwhiri

