

TAKAPUNA TOWN SQUARE
2020 - 2021

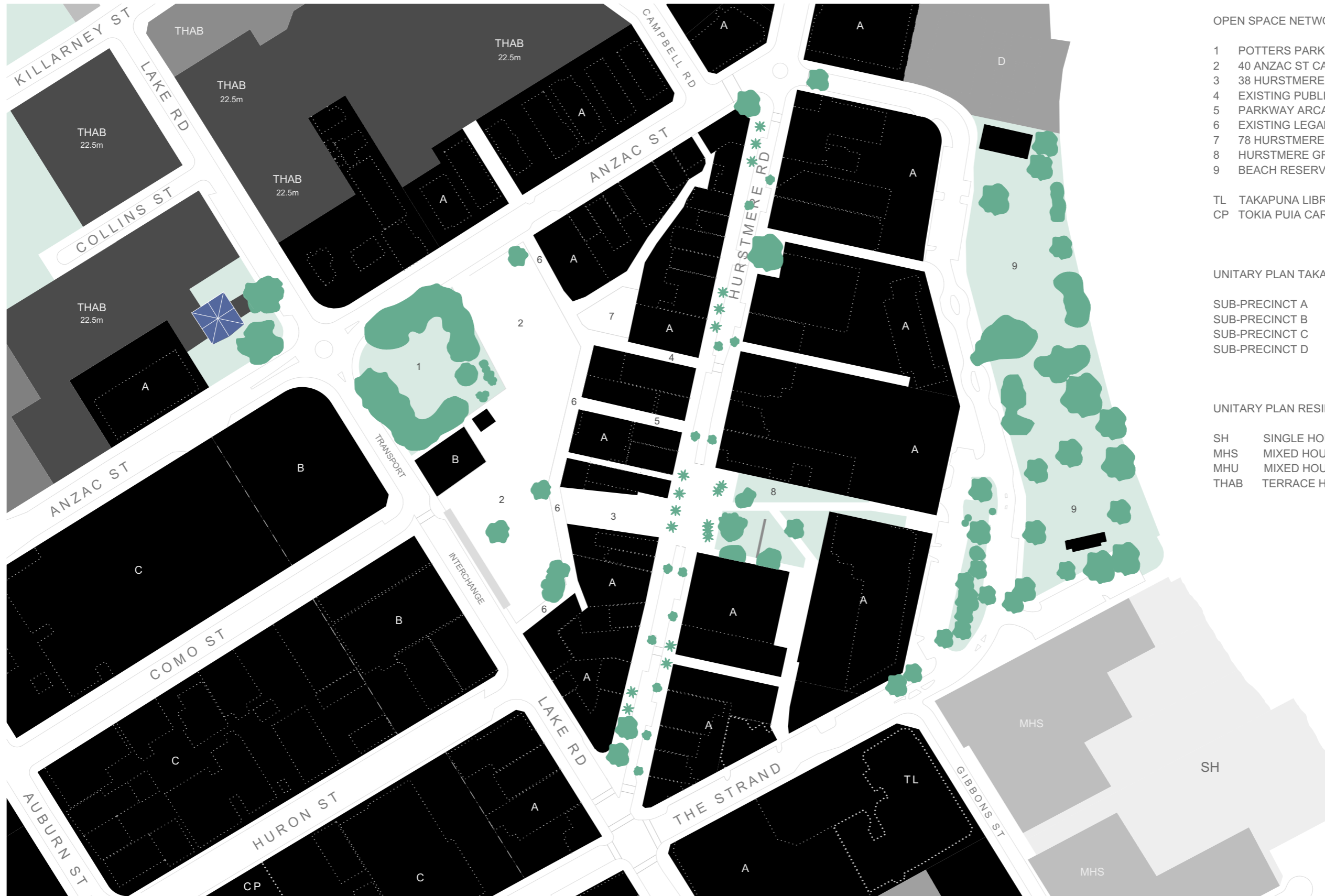


TAKAPUNA TOWN SQUARE
TAKAPUNA METROPOLITAN CENTRE

Aerial Photo of Metropolitan Centre
DWG RRA / TTSQ / 06
SCALE: 1:2000 @ A3
DATE: 21/07/2021

GENERAL NOTES

1. All drawings are based on Auckland Unitary Plan information and Auckland Council GIS data
2. Areas shown in black-grey relate to building height zones for properties, not existing buildings
3. Existing building footprints are shown dotted within the Takapuna 1 Precinct
4. Bus shelter on eastern side of Lake Rd is currently located partly within road reserve and 40 Anzac St



OPEN SPACE NETWORK

- 1 POTTERS PARK
- 2 40 ANZAC ST CARPARK & SUNDAY MARKET
- 3 38 HURSTMERE RD OPEN SPACE
- 4 EXISTING PUBLIC LANEWAY
- 5 PARKWAY ARCADE
- 6 EXISTING LEGAL ACCESS ROAD
- 7 78 HURSTMERE RD CARPARK
- 8 HURSTMERE GREEN
- 9 BEACH RESERVE

- TL TAKAPUNA LIBRARY
- CP TOKIA PUJA CARPARK

UNITARY PLAN TAKAPUNA 1 PRECINCT

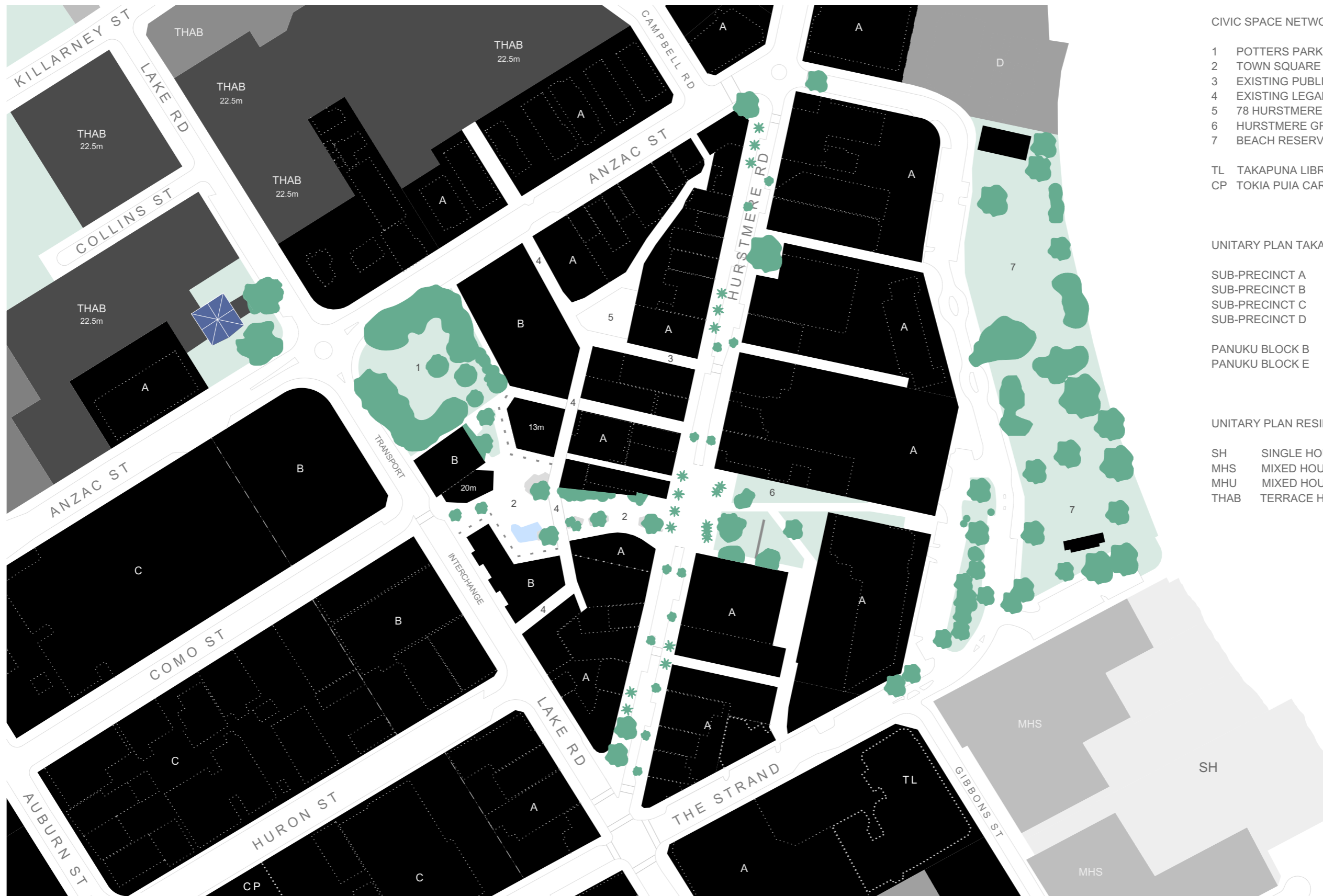
- SUB-PRECINCT A 24.5m maximum building height
- SUB-PRECINCT B 36.5m maximum building height
- SUB-PRECINCT C Unlimited building height
- SUB-PRECINCT D 12.5m maximum building height

UNITARY PLAN RESIDENTIAL ZONES

- SH SINGLE HOUSE
- MHS MIXED HOUSING SUBURBAN
- MHU MIXED HOUSING URBAN
- THAB TERRACE HOUSING & APARTMENT BUILDINGS

GENERAL NOTES

1. This drawing has been prepared by RRA and is based on Auckland Unitary Plan information, Auckland Council GIS data and drawings published by Eke Panuku
2. Areas shown in black-grey relate to building height zones for properties, not existing buildings. Heights for two new buildings in Town Square have been specified by Eke Panuku
3. Existing building footprints are shown dotted within the Takapuna 1 Precinct
4. Properties on eastern side of Transport Interchange are aligned on property boundary. Bus shelters are incorporated within new building footprint



CIVIC SPACE NETWORK

- 1 POTTERS PARK
- 2 TOWN SQUARE & SUNDAY MARKET
- 3 EXISTING PUBLIC LANEWAY
- 4 EXISTING LEGAL ACCESS ROAD
- 5 78 HURSTMERE RD CARPARK
- 6 HURSTMERE GREEN
- 7 BEACH RESERVE

- TL TAKAPUNA LIBRARY
- CP TOKIA PUJA CARPARK

UNITARY PLAN TAKAPUNA 1 PRECINCT

- SUB-PRECINCT A 24.5m maximum building height
- SUB-PRECINCT B 36.5m maximum building height
- SUB-PRECINCT C Unlimited building height
- SUB-PRECINCT D 12.5m maximum building height
- PANUKU BLOCK B 13m maximum building height
- PANUKU BLOCK E 20m maximum building height

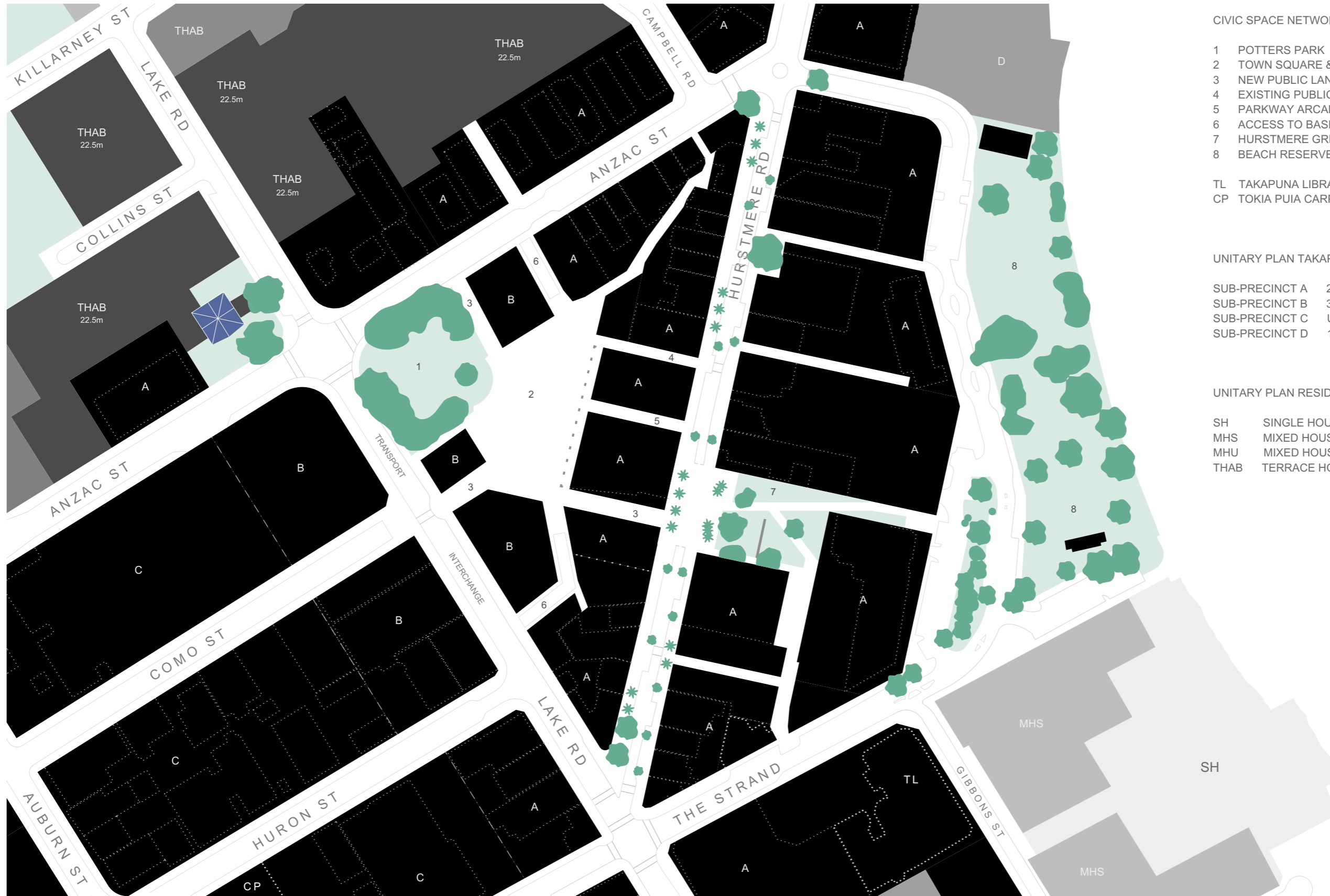
UNITARY PLAN RESIDENTIAL ZONES

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GENERAL NOTES

1. All drawings are based on Auckland Unitary Plan information and Auckland Council GIS data. Areas shown in black-grey relate to building height zones for properties. The height of new buildings proposed by RRA will be confirmed with 3D modelling and shading studies. Existing building footprints are shown dotted within the Takapuna 1 Precinct
2. Incentives provided for properties along eastern boundary of Transport Interchange to be set back 2.6m to increase footpath width along Lake Rd & accommodate bus shelters
3. The Town Square is shown in area only. Design features (planting, seating, water, market, public art, public toilets) are not shown except for the join with Potters Park. 78 Hurstmere Rd carpark has been incorporated into Town Square and private properties. Portico recommended along eastern edge of Town Square as part of future development of 40-68 Hurstmere Rd



CIVIC SPACE NETWORK

- 1 POTTERS PARK
- 2 TOWN SQUARE & SUNDAY MARKET
- 3 NEW PUBLIC LANEWAY
- 4 EXISTING PUBLIC LANEWAY
- 5 PARKWAY ARCADE
- 6 ACCESS TO BASEMENT CARPARKING & LOADING BAY
- 7 HURSTMERE GREEN
- 8 BEACH RESERVE

- TL TAKAPUNA LIBRARY
- CP TOKIA PUIA CARPARK

UNITARY PLAN TAKAPUNA 1 PRECINCT

- SUB-PRECINCT A 24.5m maximum building height
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- SUB-PRECINCT C Unlimited building height
- SUB-PRECINCT D 12.5m maximum building height

UNITARY PLAN RESIDENTIAL ZONES

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GENERAL NOTES

1. All metrics are based on Auckland Council GIS data and drawings published by Eke Panuku
2. Unitary Plan standards have not been applied to development parcels
3. Eke Panuku (EP) has set a maximum building height for Lot 2 of 13m and Lot 5 at 20m
4. EP Lot 2 includes a 4m wide verandah which reduces its 836m² parcel area to 634m² at ground level
5. EP Lot 4 includes a 4m wide verandah and three bus shelters which reduce its 1,403m² parcel area to 1,090m² at ground level
6. EP Lot 5 (281m²) will be unviable unless joined to Lot 4 at upper levels and/or incorporated into redevelopment of 490 Lake Road
7. Generally, EP's lots are inefficient and impractical in size and shape and will not produce coherent built form or public space outcomes
8. In RRA Plan, 490 Lake Road can remain as a separate, standalone development or be incorporated as part of a new development combined with the upper levels of Lot X. Development is dependent on investment options and returns, mix of public/private uses, streetscape outcome for Lake Road and civic space outcome for Takapuna Town Square

CIVIC SPACE

The Auckland Council Planning Committee resolved on 6 March 2018 that Takapuna Town Square will follow Auckland Council's 'Open Space Provision Policy 2016' guidelines for the creation of civic space. This Policy requires that Takapuna Metropolitan Centre should be planned to provide:

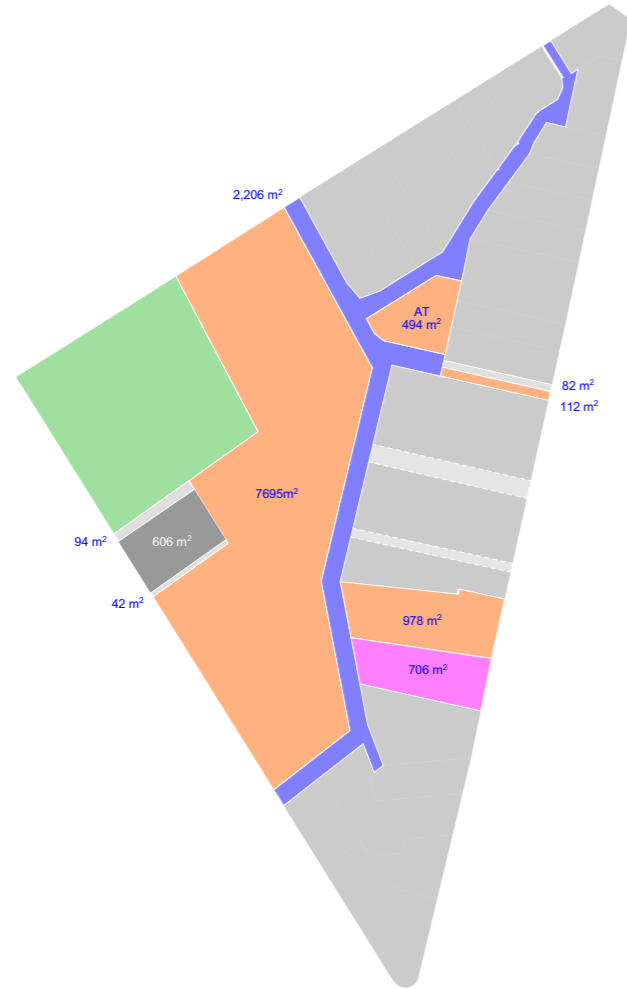
1. One large, predominantly hard-surfaced civic space of 3,000 - 4,000m² which is capable of hosting civic and community functions and medium-scaled events for 500-5,000 people
2. Multiple entrance points and transition spaces to the large civic space to link it with the surrounding urban centre
3. Buffer zones to enable people to move safely around the civic space without disruption to events
4. Active edges at ground level where people can engage with and enjoy the civic space
5. Open spaces to be co-located or joined, when the opportunity arises, to create larger, multi-functional spaces
6. Local character and sense of identity
7. Overly elongated, narrow or irregular shaped open spaces with dead-ends should be avoided

NEW BUILDINGS

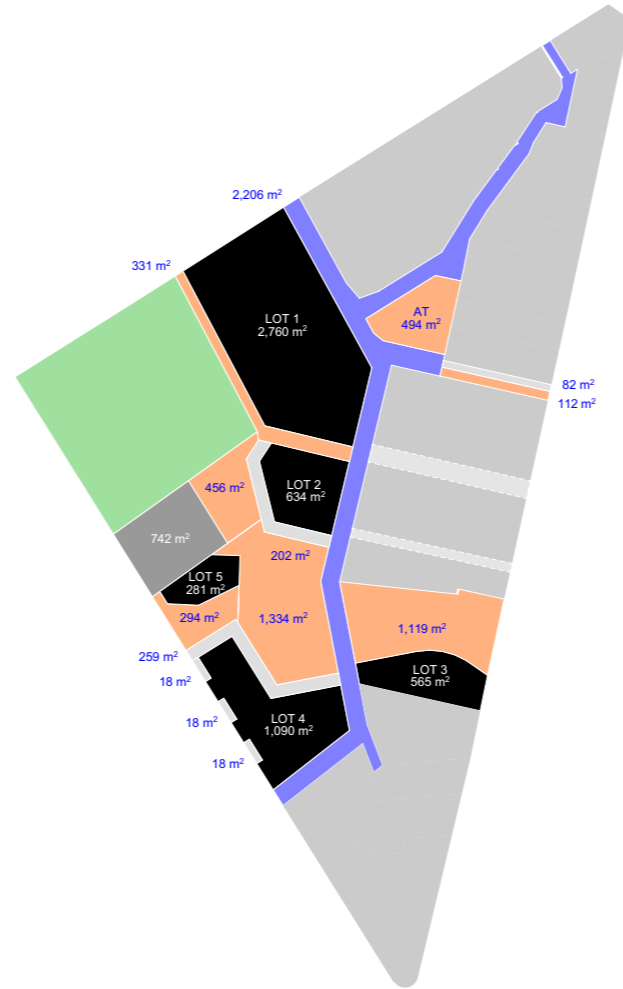
The development parcels shown below are sites for future buildings which will frame or infill civic space. Under the Auckland Unitary Plan (AUP), specific objectives and policies apply to civic spaces such as town squares in urban centres:

1. AUP Open Space – Civic Space Zone limits new buildings to those that support the purpose of the civic space and enhance its spacious character, amenity values, functionality and use
2. AUP Business - Metropolitan Centre Zone and Open Space Zones require the effects of building heights on civic space to be managed and visual dominance effects to be minimised. Building heights are required to retain the spacious character and allow reasonable sunlight and daylight access to the civic space
3. Future buildings will be subject to resource consents and must comply with all applicable AUP standards as part of delivering a well-considered architectural response to the civic context

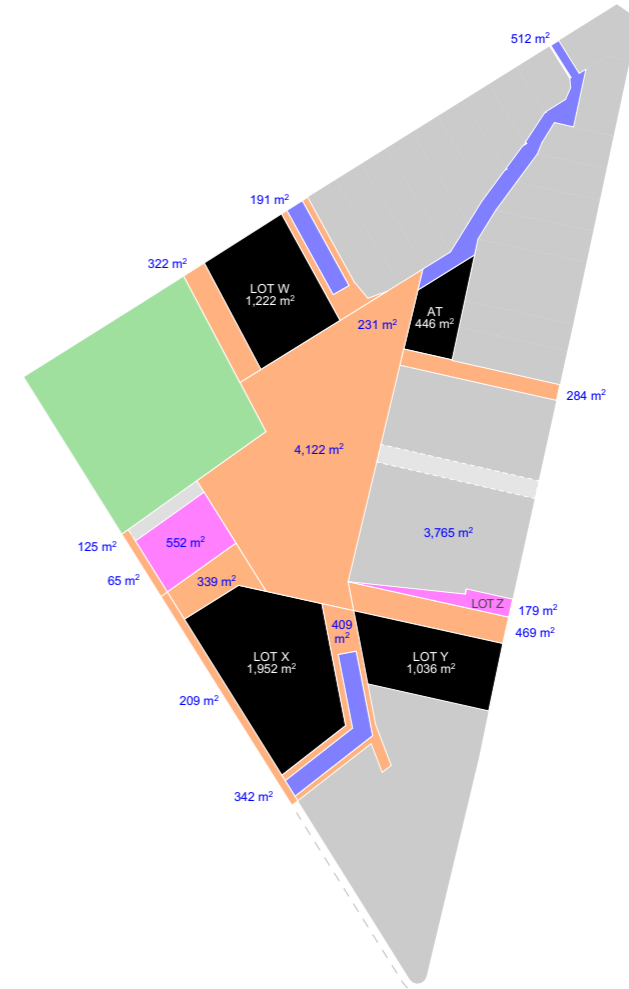
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EXISTING



EKE PANUKU



RRA

- POTTERS PARK
- HARD PUBLIC SPACE
- LEGAL ACCESS ROAD

- 490 LAKE ROAD
- EXISTING PROPERTY
- PUBLICLY ACCESSIBLE SPACE

- DEVELOPMENT PARCELS
- DEVELOPMENT POTENTIAL



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