

4. The Final Plan



Final Plan



The plan

Utilising the foundations constructed in the previous sections, a draft plan is put together around the following main elements

The plan – outlining special ‘overlay’ zonings

In the plan (Figure 4.1 left) the key features of the analysis and urban design concepts are more closely defined. This includes the proposed activity zones which is intended to operate as discretionary ‘overlay’ zones designed to provide amenity and substance to the overall concept. To bring the right kind of development about, the council could put these ‘overlay’ zones in place through district plan changes and/or acquire some of the key properties to set the ball rolling.

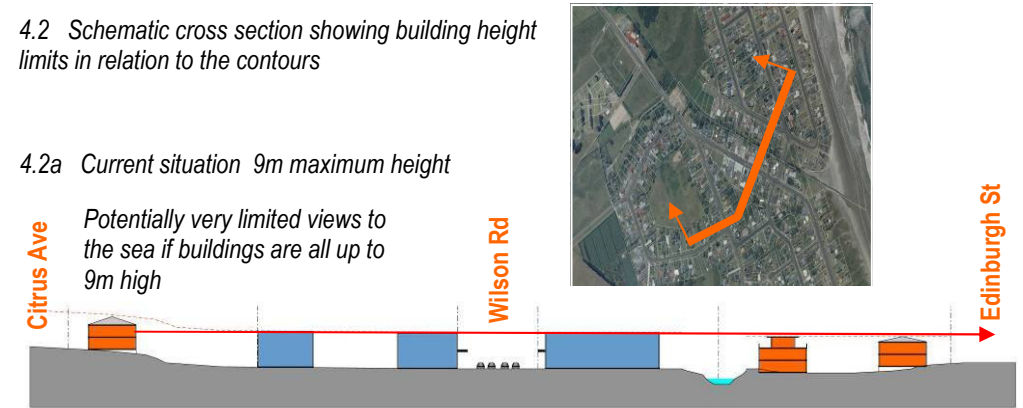
- Defining the Business Core:** ***The core area corresponds fully with the current zoning and has ample room for long term business expansion. It is very important to keep the town centre compact and highly walkable with retail focussed on Wilson Road and that it will also accommodate residential elements on the floors above the ground floor. To achieve that, as well as ensuring adequate stud height for modern retail it is recommended that an overall building height of 9m be allowed to be exceeded by up to 3.5m if the development covers more than one section or 1500m² which ever is the greater, has retail business activities on the ground level, or activities appropriate to a town centre (excluding residential accommodation) and with residential accommodation or associated business on the other levels, have fully underground parking, allows for a space of 5.5m for footpaths along the south side of the stream which may connect to ridge access across the stream from the north side, and have no significant overshadowing impact on properties to the south between the hours of 11am and 2pm in mid winter. ***
- Creating two focal points,** with a special business zone for restaurants, parking and public space is equally important to anchor the business core and prevent key street frontage elements to develop outside of this defined business core. Special design criteria would apply to both the plaza and the beachside focal points, particularly concerning addressing the open space elements facing and adjacent to the building.
- Accommodation and apartments.** This zone with limited mixed-use should cover the business area and stretch to the adjacent land with its boundaries mostly in mid-block areas so that the same land use activities are mostly located on both sides of the street. This zone will need to allow for 3 storeys of apartment development. Living rooms, or in the case of accommodation, bedroom suites

Note: *** See amendment in Paragraph Five of the Preamble of the Plan.
 ** See amendment in Paragraph Three of the Preamble.

4.2 Schematic cross section showing building height limits in relation to the contours

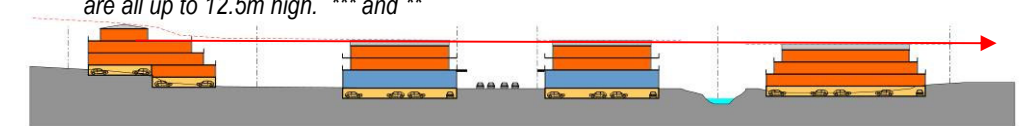
4.2a Current situation 9m maximum height

Potentially very limited views to the sea if buildings are all up to 9m high

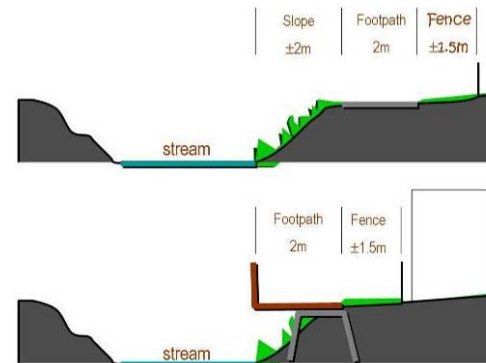


4.2b New situation, with 12m height limits in and around the town centre

Potentially improved views from levels 2 & 3 to the sea if buildings are all up to 12.5m high. *** and **



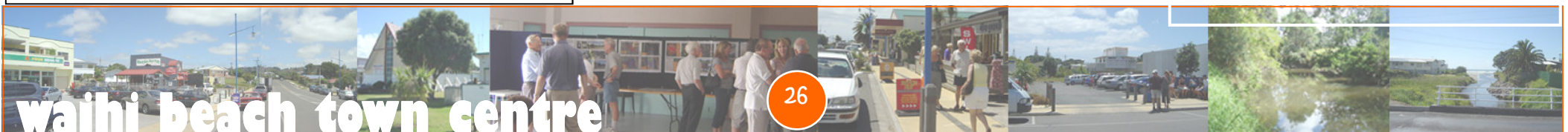
4.3 Creating pleasant environment and footpaths along the stream



A typical cross section where there is space to stabilise the stream bank, provide a 2m wide footpath and still have some space to the back yards or buildings overlooking the stream

Where there is less space have the footpath in places extend over the stream, still keeping some lateral space before other activities and uses.

As shown, the footpath can be cantilevered to avoid obstacles in the flow path of the stream



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4.4 The site for the key focal point as it is now (above) and an artist's impression how it can be (below)



would overlook the street or stream respectively. Partly underground or half sunken parking would be preferred and will enhance the pedestrian friendly environment. . To achieve this the current height limit of 9 metres should be allowed to be exceeded by up to 3.5m, providing that the development occupies more than one section or 1500m² which ever is the greater. On the south side of the stream the building setback should allow for a space of 5.5m wide to accommodate the proposed footpaths. In the case of properties north side of the stream allowance for access bridges across the stream should be made. The building should not have a significant overshadowing impact on properties to the south between the hours of 11am and 2pm in mid winter. **

- **Business Transition Zone:** Areas useable for a range of businesses compatible with accommodation and apartments. Examples would be hair dressers, (professional) offices not dependent on passing trade, cafes and restaurants and other service businesses like cleaners etc, but no bars and clubs, activities which could create a lot of noise
- **Open Space:** create a comprehensive network of open space and footpaths promoting ease of access in a pleasant environment . The network effect is particularly important as people will tend to wander through the area using different routes. It is also important to have interesting features along these routes, items such as water features, resting places with park benches, picnic areas, sculptures and landscaping. Events can also be hosted in some of the open space areas like promoting 'art-in-the park' exhibits as well as craft markets in season or informal outdoor movies.

Key focal points

The key focal point are very important elements to both contain the retail core and defines the 'main street' .

The Town Plaza at the western end

- The aim is to create an interesting and vibrant plaza with activities on it, adjoining it and overlooking it, sheltered and sunny in winter and shady in summer, with excellent pedestrian access and limited short stay parking. To achieve it, it will require the proposed overlay zoning to be put in place with incentives to encourage negotiations for additional height & less parking and gaining vital setbacks

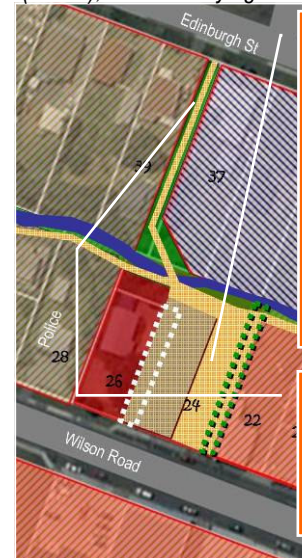
Note: ** See amendment in Paragraph Three of the Preamble.



- Similarly, the footpath route can be achieved by putting a 'overlay' zone in place with incentives like additional height or reduced parking requirements to encourage negotiations for setbacks on specified minimum development site sizes
- The plaza site should:
 - be located on the route connecting through to the stream where it can be developed into a plaza-like meeting place with a side easement of 4 metres on private land (No 22 Wilson Rd) and allowing an overhang of 3 metres for the floors above.
 - this space should combine with a strip of some 5 metres wide on the current parking area by the Police to form a plaza, sheltered from traffic and with the amenity of adjacent coffee shops and boutique-style activities.
 - to retain a similar number of carparks it is proposed to negotiate with the Police to take about 5 metres of their site.
 - provide a footpath from Hillview Rd & Edinburgh St, over the stream along the edge of No 39 and across No 37 Edinburgh St.
 - secure the right of way by negotiation, or by buying the property and reselling after taking off the land to accommodate the route, or creating a new 'overlay zone' with special additional rights in compensation for the strip of land



4.5 The qualities of the Plaza is important, creating a landmark feature and a pleasant space to relax (above), as well as tying all the connection into town together at this point



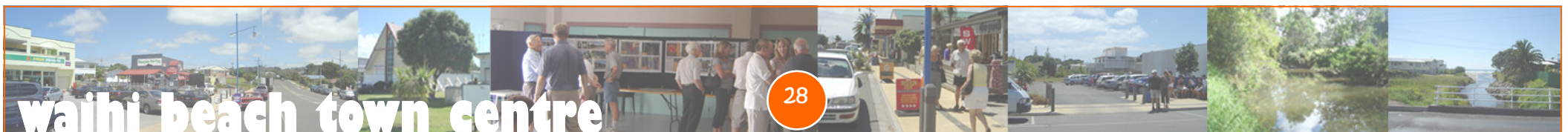
The route connecting through to the stream should be developed into a plaza-like meeting place with a side easement of 4 metres on private land (No 22 Wilson Rd) allowing an overhang of 3 metres for the floors above

This space should combine with a strip of some 5 metres wide on the current parking area to form a plaza, sheltered from traffic and with the amenity of adjacent coffee shops and boutique-style activities

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Secure the right of way by creating a new 'overlay zone' with special additional rights in compensation for the strip of land



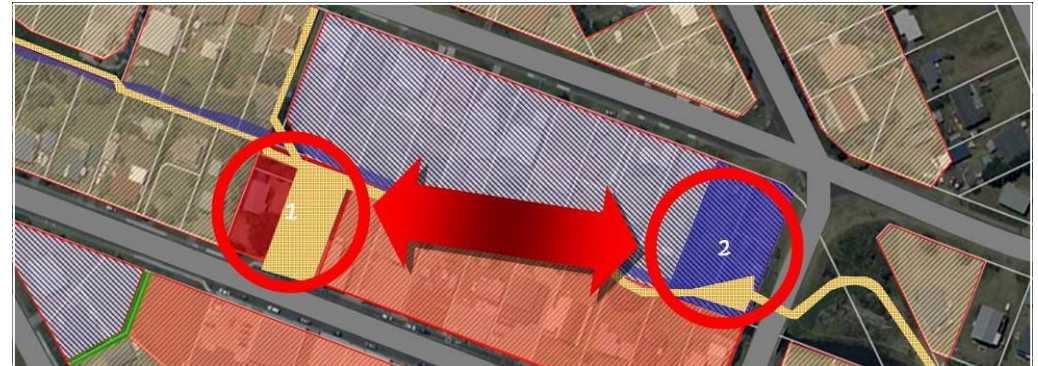
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4.5 The qualities of the Plaza is important, creating a landmark feature and a pleasant space to relax (above), as well as tying all the connection into town together at this point with a foot bridge over the stream (below).



4.6 The overall network effect is important joining the end of the town centre together and providing access and vistas of the sea with a pleasant and attractive walk all along the stream and an exciting destination by the Dillon Street bridge



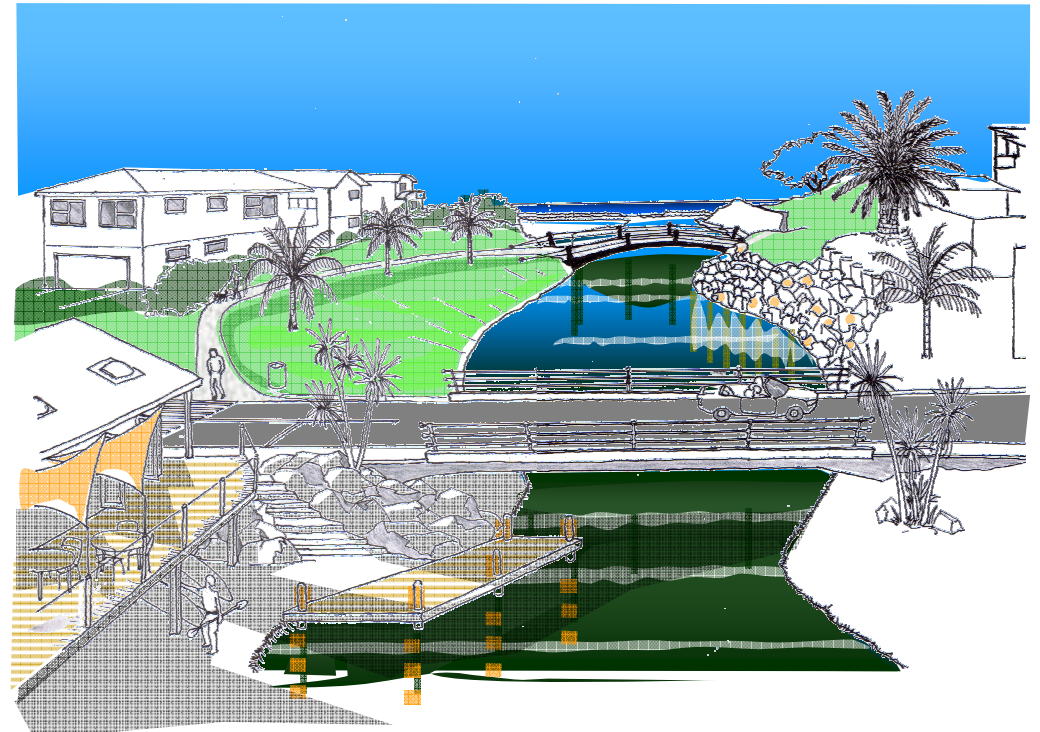
The Beachside focal point

- The second focal point is on the footpath along the stream connecting to the beach across Dillon Street. This focal point is seen as a vital catalyst in turning the town centre into a beachside village by connecting the town centre both visually and physically with the beach
- To achieve this:
 - the three corner sites on Dillon and Edinburgh Streets, indicated (in blue, fig 4.6), should be acquired to become an anchor activity hub, including restaurants, other recreational activities and potentially even a boutique hotel or lodge.
 - the proposed footpath following the south bank of the stream and connecting the two focal points needs to arrive to a major stop point on the stream-side walk from where the views across to the beach can be enjoyed
 - finally, this is a route that could either develop over time to strengthen circulation and access as the town centre develops or in the short term, causing the two focal point to operate in synergy and thus much more effectively

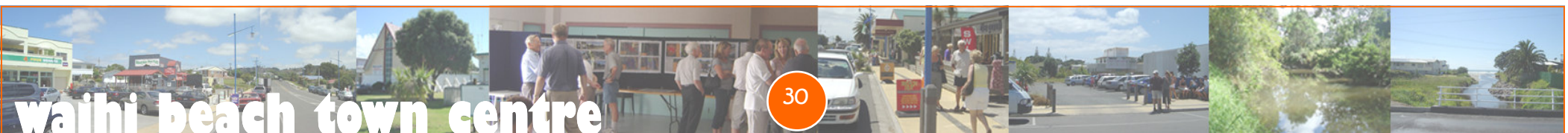




4.7 The view from the property across from Dillon Street towards the beach (above) and from the properties towards town centre and the stream (below). The strategic location of the properties are shown on the right below



4.8 Where the Dillon Street bridge goes over Two Mile Creek the stream walk comes to the proposed restaurant and leisure hub with excellent views over the stream and the beach—an artist's view above



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4.9 The proposed footpath network (above) linking the town centre and the two focal points (indicated in red and blue) through the open space network to its population catchment. The footpath routes potentially have different methods to secure them like 'overlay' zones or acquisition.

Route Description	Priority
1. Serves the town plaza with special setback requirements detailed under the focal point item	1
2. Connects through from the focal point to Edinburgh and Hillview Street	1
3. Connects through to Two Mile Creek between the church (no12 Wilson Road) and the proposed new development at no 10 Wilson Road	2
4. Connects Wilson Road to the midblock carpark through no19 Wilson Road	2
5. Linking through the midblock carpark to Citrus Ave	3
6. Linking Wilson Road through to Citrus Ave between no33 and 35 Wilson Road to Wilson Park	3
7. This is the key route connecting with all the other routes and opens up Two Mile Creek	1



4.10 Examples; The top image depicts the proposed footpath along the stream at the Plaza. The examples below are of good (left) and potentially good (right) footpaths where there are good landscape good visibility and a sense of direction with clear views of the destination.

