

# UNITEC REFERENCE PLAN & STRATEGIC FRAMEWORK

JUNE 2020





# NGĀ TĀTOU MATAPONO – SHARED PRINCIPLES

## VISION

He hononga tika ki te hangai ngā hāpori toitū me he tāone taioreore mai ngā auahatanga me ngā ahurea taukiri o te hāpori

A true partnership to establish inclusive sustainable communities and world class city building through vibrant and innovative place-making.

## THE SITE

The Site has visual connections to the Tūpuna Maunga of Ōwairaka and Maungawhau, as well as to Rangitoto. The headwaters of Te Auaunga (Oakley) Creek spring just above the Manukau Harbour, and flow past the site into the Waitematā. A tributary waterway, the Wairaka Stream, flows from the puna within the Unitec campus before joining Te Auaunga. The site contains a number of important heritage, historical and archaeological features, large established trees and the former Carrington Hospital on its Northern vantage point.

The Site is located 8 kilometres from the Auckland city centre, and at its full extent may be the single largest contiguous 'brownfields' development in New Zealand. The Crown owns or controls approximately 50 hectares of land at the site, including the Unitec Campus (24 hectares). The site connects to both the communities of Pt Chevalier and Mt Albert. It is proximate to excellent transport connections, including the Mt Albert and Baldwin Avenue railway stations, multiple bus routes, the NW-Cycleway, Waterview Tunnel and motorways North, West, and East.



ARTIST'S PERSPECTIVE AERIAL OBLIQUE OF THE SITE



# NGĀ WHAKAWHANAKE WHĀNUI – DEVELOPMENT OVERVIEW

## KEY METRICS

The site development starts with 26.5 hectares of land which are the core-landholdings, with an additional 9.3 hectares under negotiation.

The base plan is fully compliant with the Auckland Unitary Plan. It delivers:

- 11.3 hectares (41%) of open space (including road reserves)
- 12.3 ha of developable land
- ~ 2,500 – 3,000 dwellings across nine Precincts (individual neighbourhoods)
- building heights of between 2 stories in the South rising to 8 stories in the centre and North
- density of between 94 and 113 dwellings per hectare gross or 204 per hectare net
- a ratio of 0.95 carparks to each dwelling

The overall project is estimated to take 10 – 15 years to complete.

## WHAKAMATUATANGA – STAGING

- The provisional sequencing of the Precinct stages is:
  - > Southern
  - > Carrington Road along the road frontage and east of Taylor's
  - > Northern and North-Western Precincts
  - > Internal stages of Northern and Carrington Road Precincts
  - > Te Auaunga North and South Precincts
- Site activation will also begin, including investment in the public realm. This includes projects such as the enhancement of the Te Auaunga frontage, Wairaka Stream daylighting, the building of cycleways and other pathways through the Site and restoration and adaptive re-use of historic buildings.

## NGĀ HUA - DEVELOPMENT STRUCTURE

The Crown and Mana Whenua will build upon their existing partnership models to establish a Rōpū development structure for the project. The development structure will recognise the development rights Ngā Mana Whenua o Tāmaki Makaurau have to the site. The Crown's involvement will be about making a fair contribution to achieve public good outcomes across the site.



# NGĀ TAPUAE MĀTUA – KEY STRUCTURING MOVES

## PROJECT STATEMENT

Mana Whenua and the Crown partnering to deliver a Tāmaki Makaurau scale urban village.

Combining the ancient and modern worlds.

Creating inclusive communities with a range of housing typologies, tenure and pricing options in a medium to high density living environment.

An ambitious, long term project that will grow over time to influence and reflect a changing Auckland.

The urban development on the site will honour its cultural heritage, including its history as a place of gardening and gathering. It will enhance the connection between the land and Te Auaunga, daylight and restore the Wairaka Stream. Place-making will enable the communities and public to experience the natural character of the site alongside distinct neighbourhoods. The site has the scale to bring together amenity, connectivity and density in a new urban form. It will support a thriving, mixed community that lives close to schools, continued learning, work and recreation, and can connect to its neighbourhood and the city through multiple modes of transport. The Key Structuring Moves will help achieve the vision for the development.

## HERITAGE AND IDENTITY

- Enrich the new communities with tangible connections to the past including through retention of key buildings, trees and fragments of the site's history.
- Refurbish the Carrington Hospital building for community / commercial activities and create a new public open space reinvigorated with native planting as its distinctive setting.
- Retain the Carrington Hospital, Pump House, Stables and associated Courtyard building as distinctive place-based accents / markers within the new community.
- Create strong statement entrances into the site: Waharoa, including installing prominent site markers between Carrington Hospital and its northern frontage to Pt Chevalier and the Northwestern Motorway – to create a landmark to define the new community.
- Plant common gardens with edible produce for residents and the community.

## PUBLIC OPEN SPACE

- Create a generous provision of interconnected, prominent open space setting with the amenity necessary to support the new community and its residential neighbours.
- Build on the natural assets of the site, including opening up and daylighting the Wairaka Stream.
- Enhance a significant green corridor linking Carrington Road to Te Auaunga with multiple East / West connections.
- Celebrate water in the landscape – reinforce the Wairaka and Te Auaunga waterways, and incorporate design that makes the stormwater capture, conveyance, treatment and re-use visible.
- Improve existing recreation areas for informal sport, and build new places for family kick-a-ball and games, imaginative play, multi-age, accessible playgrounds, and for residents to gather, cook and eat.
- Enhance the site's bio-diversity and grow seasonally responsive habitat / plantings. Preserve significant trees.
- Protect features that will provide continuity during the transition of the site into an urban village.

## CONNECTIVITY

- Strengthen / enhance and establish new, predominantly pedestrian and cycleway connections to the site from the surrounding open space, neighbourhoods and town centres.
- Significantly improve the nature and quality of the pedestrian and cycle linkages, for example through a new overbridge or dedicated pathway to Pt Chevalier, reinforcing the new identity of the site.
- Create a fine grain of internal site connections to establish a predominance of pedestrian and car alternative modes, including walking and running tracks, routes for bicycles and alternative low-speed modes across site.
- Support improved public transport including Carrington Road busway, new (north and south bound) bus stops and connections to mass transit mobility networks.
- Retain and improve the site's four current access points, including by reconfiguring the 'Gate 1' entrance.
- Retain separation between car traffic from the South, and the site and Unitec campus.

## COMMUNITY ASSETS

- Build sustainable infrastructure: collect, reuse, recycle; solar generation; energy efficient buildings, energy and water harvesting / storing / redistribution.
- Implement a strategy that reduces the impact of cars and carparking over time, including carparking buildings that can be re-purposed for commercial and / or residential use, shared parking with Unitec, charging stations for e-vehicles, pool cars.
- Promote carbon neutrality.
- Consider a new primary school.
- Collaborate with Unitec for continued learning, skill development, shared knowledge and learning laboratories.
- Use the synergy between the construction to create training and skill development opportunities.
- Trial, evaluate and champion new technologies.

## PAPAKĀINGA – RESIDENTIAL DEVELOPMENT

- Development that fits with the landform / topography.
- Areas that are able to be independently staged while cohesive as a whole.
- Individual neighbourhoods with distinct scale, intensity and identity.
- Commercially viable and feasible.
- Scope to match development to market cycles. Mixed housing (public, affordable and market).



# HE KARAPA O NGĀ HAPORI – PRECINCTS AT A GLANCE



ARTIST'S PERSPECTIVE: AERIAL OBLIQUE LOOKING ALONG CARRINGTON ROAD TO THE NORTHERN PRECINCT, CARRINGTON HOSPITAL PARKLAND AND ADAPTIVE RE-USE

## CARRINGTON HOSPITAL PRECINCT

- Adaptive re-use of Carrington Hospital, such as shared offices with flexible tenancies creative technologies, common spaces and public access.
- Set within public open space parkland.
- Improve cycle and pedestrian linkages, including an enhanced connection to Pt Chevalier.

## NORTH WESTERN PRECINCT

- High intensity (but small building footprints).
- Landmark residential towers with outlook to the central city and harbour.
- Māori architectural references / identity.
- 8 - 10 storeys located and scaled in respect of views to Tūpuna Maunga.
- Site development relative to trees and Carrington Hospital context.
- Buffer at lower levels to Mason Clinic.



## HE KARAPA O NGĀ HAPORI – PRECINCTS AT A GLANCE



ARTIST'S PERSPECTIVE: WAIRAKA STREAM AND PARKLAND OPEN SPACE LOOKING TOWARD WESTERN SIDE OF CARRINGTON ROAD PRECINCT

### NORTHERN PRECINCT

- Medium intensity (100 dwellings per hectare).
- Varied typology and scale of footprint creating diversity and choice (options for development and living).
- 3 to 6 storeys.
- Shared courtyards.
- Significant trees preserved.
- Buffer to Mason Clinic.
- Connect to Carrington Hospital Precinct.

### TE AUAUNGA PRECINCTS NORTH AND SOUTH

- Medium density, 4 - 6 storey buildings (100 dwellings per hectare).
- Architecture signals a sustainable, environmentally progressive urban community.
- Heights that respect and respond to the Volcanic Viewshaft and predominance of the Tūpuna Maunga.
- Community gardens and a strong connection to water.
- Connected both to Te Auaunga and the central parkland.



## HE KARAPA O NGĀ HAPORI – PRECINCTS AT A GLANCE



ARTIST'S PERSPECTIVE: CARRINGTON ROAD PRECINCT

### CARRINGTON ROAD PRECINCT

- Medium-high intensity (120 to 150 dwellings per hectare).
- 4 to 12 stories, starting at 4 to 8 and increasing East to West with falling topography.
- Varied frontages along Carrington Road on East (mid-heights).
- Stepped down westwards toward the central lower basin and open space corridor.
- East / West open space connections from Carrington Road to the central open space and Te Auauanga.
- Pedestrian prioritised central North / South street.
- Mixed use residential and commercial / retail adjacent to vibrant activity centre in the South, scaled to support the local community.



## HE KARAPA O NGĀ HAPORI – PRECINCTS AT A GLANCE



ARTIST'S PERSPECTIVE: SOUTHERN PRECINCT LOOKING EAST ALONG THE CENTRAL STREET

### SOUTHERN PRECINCT

- Complementary to existing residential neighbourhood.
- Low to medium density, 2 to 5 storeys (50 to 80 dwellings per hectare).
- A suburban transition, with finely grained streets and pedestrian connections.
- Small blocks and lower density at the boundary grading to medium density.
- Transport connections controlled – no access to Campus.