

# THE TAKAPUNA CENTRE PLAN 2014-2044

IMPLEMENTING THE TAKAPUNA STRATEGIC FRAMEWORK

Devonport-Takapuna  
Local Board



Auckland Council

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# FOREWORD

Devonport-Takapuna Local Board is proud to present the Takapuna Centre Plan. As one of the Auckland Plan's metropolitan centres, our focus is to make the most of Takapuna's spectacular location, oriented around people.

In the four years since Auckland Council's establishment, already public and private developments are bringing high quality urban design to Takapuna. The quality and sophistication of these projects need to continue if Takapuna is to perform to its metropolitan centre status and make the most of its beautiful setting.

The Takapuna Centre Plan reaffirms the direction set out in the Takapuna Strategic Framework, highlighting key projects and initiatives that will deliver on the framework's vision for a vibrant and revitalised centre. The projects have a focus on how we can improve and add to our public spaces and design our streets to be more people friendly through opportunities such as shared space or pedestrianisation. We are committed to delivering these key projects, ensuring that urban Takapuna develops to be as beautiful as its unique natural setting.

Mike Cohen, QSM, JP  
Chair – Devonport-Takapuna Local Board, December 2014



Left to right: Joseph Bergin (Deputy Chair), Dianne Hale, Allison Roe, Mike Cohen (Chair), Grant Gillon, Jan O'Connor.

# INTRODUCTION

The purpose of the Takapuna Centre Plan is to highlight key projects which will help to transform the Takapuna centre over the next 30 years\*.

Under the Auckland Plan – the 30 year strategy for delivering the vision of Auckland as the world’s most liveable city – Takapuna is defined as a metropolitan centre where growth and transformation projects should be prioritised. This makes Takapuna an important part of the urban environment which the Auckland Plan says should be as beautiful as its natural setting.

The need for Takapuna to continue to rise to the quality of its setting echoes a long standing vision in the Takapuna City Centre Vision 2001 for Takapuna to be “North Shore’s premier centre providing shopping, recreational, employment and commercial services in a unique beachfront setting”. It is also consistent with the Takapuna Strategic Framework 2010 which sets a strategic direction for the growth and change of Takapuna centre and its surrounding areas over the next 30 years. In that document your feedback and ideas were used to inform the planning direction for Takapuna centre, based on the following attributes:

- spectacular natural setting defined by three bodies of water – Takapuna Beach, Lake Pupuke and Shoal Bay inlet
- a generally well connected centre with a grid street network providing good access to the motorway and the Auckland CBD
- a generally easy terrain and relatively compact town centre which are conducive to walking and cycling
- a range of community amenities, employment, retail and business services which make Takapuna an important centre, not only for those living and working in the vicinity, but also serving the southern half of the north shore.

A vision was developed focusing on making the most of Takapuna’s location (lake and seaside setting) to create a safe, accessible and vibrant town centre orientated around pedestrians and cyclists rather than dominated by cars.

The Takapuna Strategic Framework is still very current in terms of what you told us you value about Takapuna. This plan is intended to reaffirm the council’s commitment and focus our attention – council, community and private interests – on the projects that will help to transform Takapuna over the next 30 years.

\*The plan includes several artist’s impressions and architectural graphics that are purely conceptual. In developing the projects, more weight should be placed on the text of the plan.



Photo source: Sills van Bohemen Architects

# CENTRE PRECINCTS

Takapuna centre incorporates three of the precincts identified in the Takapuna Strategic Framework which cover the commercial heart of Takapuna:

## Northern Hurstmere Precinct

Will be an attractive gateway into Takapuna with well-designed buildings and streetscapes that support a strong cultural and entertainment precinct.

## Central and Beach Front Precinct

Will be a high quality centre bringing together specialist quality retail, commercial office space, high quality apartments and exemplary public spaces.

## Central West Precinct

Will accommodate growth of commercial, retail and residential activities. The highly urban community will complement the retail focus of the Central and Beach Front Precinct.



# PRINCIPLES

Takapuna's advantages and the things the community value are opportunities for improvement. These opportunities underpin the principles behind the Takapuna Strategic Framework.

The principles are set out here. Broadly, Takapuna needs to attract and support appropriate growth to perform more strongly as a metropolitan centre.

- Create an environment that tells the story of mana whenua cultural landscapes through Te Aranga Māori Design Principles (refer to the Auckland Design Manual).
- Build an increasingly vibrant and competitive town centre of contemporary design and fashion with a mix of daytime and evening activities that attract visitors, provide local jobs and enrich lifestyle choices.
- Create a more pedestrian focused environment offering a network of safe, attractive, well designed and walkable neighbourhoods.
- Create a centre more accessible to choices of travel mode and less dominated by cars.
- Celebrate the close connection of the town centre, reserve, beach and sea.
- Provide a broad choice of housing types and density within and close to the centre enabling easy access to local services, employment, shopping, community facilities, beach, lake edge and other open spaces.
- Create a centre of attractions where a network of public open spaces, laneways and urban plazas are venues for markets, festivals and events.
- Through its buildings, streets, parks and squares, display the qualities of design and principles of sustainability that draw upon and are befitting its beautiful natural setting.
- Draw on and highlight its unique lake and seaside setting and build on its sense of place, character and identity.



# STRATEGIC CONTEXT:

## How does Takapuna fit?

### Auckland Plan

Based on what Aucklanders have said, the Auckland Plan aims to accommodate most residential, retail and employment growth within a high quality compact Auckland characterised by a hierarchy of centres. As a metropolitan centre, Takapuna will contribute to the strategy by becoming a focal point for higher-density housing and increased business facilities supporting a concentrated mix of activities.

The transformation projects highlighted in this plan reflect the priority given to Takapuna by the Auckland Plan.

### Devonport-Takapuna Local Board Plan

The Devonport-Takapuna Local Board Plan sets out the community's aspirations and priorities. It guides the board's decision making and actions for three years.

One of the current priorities for the board is the implementation of the Takapuna Strategic Framework through the 'sequencing, development and integrated planning' of Takapuna's eight precincts.

### Proposed Auckland Unitary Plan

Prepared under the Resource Management Act 1991, the Proposed Auckland Unitary Plan (PAUP) will replace the Regional Policy Statement and 13 existing district and regional plans.

The plan contains the rules that will enable Takapuna to grow as a metropolitan centre, implementing the building form, activity and transport directions proposed in the Auckland Plan.

### Devonport-Takapuna Area Plan

The Devonport-Takapuna Area Plan presents a 30 year future vision for the area, implementing at a local level the strategic directions of the Auckland Plan. The area plan sets a direction for the location and priority for investment, local implementation plans and land use policies and rules set out by the PAUP.

### Takapuna Centre Plan - Implementing the Takapuna Strategic Framework

Drawing on the Takapuna Strategic Framework, this plan highlights projects that can set the stage for Takapuna's growth and its role in Auckland's vision to become the world's most liveable city.



# PLACE SHAPING FACTORS

A Takapuna that respects the values identified by you and achieves the outcomes of the Auckland Plan will be influenced by the following primary factors.

- Character and landscape
- Urban form
- Public open spaces
- Activities
- Access and movement

The five factors draw on the Auckland Plan, Devonport-Takapuna Area Plan and your feedback through the Takapuna Strategic Framework.

They guide the thinking behind the projects, ensuring that they all contribute to the outcome of transforming Takapuna into an even better place.



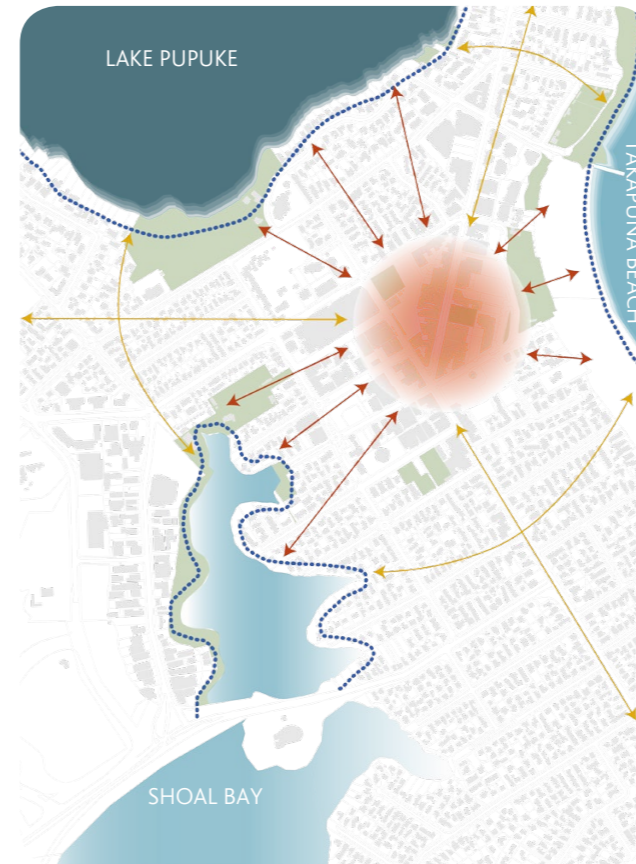
# CHARACTER AND LANDSCAPE

Naturally and geographically, Takapuna is one of Auckland's luckiest suburbs. Surrounded by fresh and salt water on all three sides, it looks out to Rangitoto at its apex, and contains one of Auckland's premier urban beaches. Its beautiful natural setting is echoed in part by a centre that is casual and relaxed.

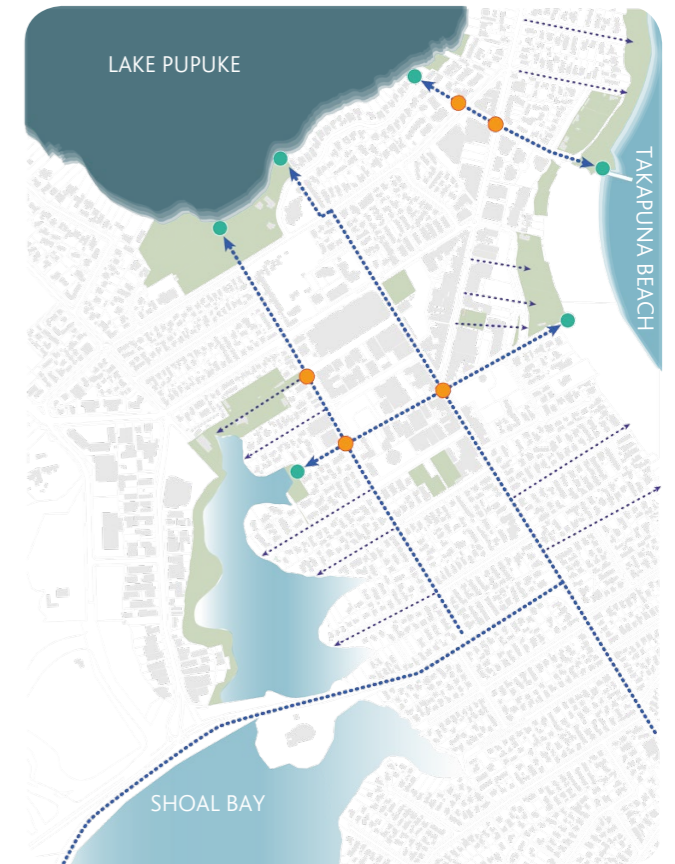
Yet, Takapuna as a civic place does not fully respond to its wonderful natural setting. It is a centre shaped by roads and development that largely turns its back to its surroundings. Like many centres of its era, Takapuna's form has evolved to encourage traffic and parking at the cost of the public realm.

The streets and open spaces need to become more people-oriented and engage our sense of connection with nature – warmth and light from the sun, and views and sounds of the beach.

One of the primary purposes of this plan is to use the feedback you have provided through the Takapuna Strategic Framework, the Auckland Plan, and the Devonport-Takapuna Area Plan, to help focus the centre's future back onto the natural characteristics that makes it special to us all.

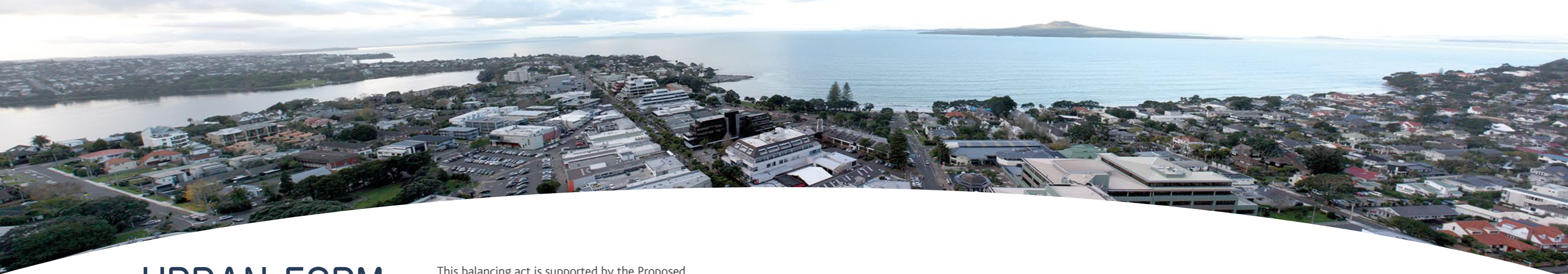


Its relationship to water is Takapuna's best asset and the design of the centre and its connecting precincts should respond to this



- Significant locations at the waters edge
- Significant intersections and locations within the civic core
- ⋯ Some of the existing streets that could be upgraded to better connect Takapuna centre to its surrounding waters





# URBAN FORM

Everybody benefits when we get the relationship between buildings, streets and open spaces right. When we design and build our cities and neighbourhoods well, the urban environment can improve our quality of life, economy and general sense of well-being.

A high quality urban form is one of the principles underpinning the Takapuna Strategic Framework. This principle will be central to the projects highlighted in this plan. The projects will also need to enhance Takapuna's 'sense of place'. Sense of place refers to the constantly changing experiences and characteristics that make a place unique to us. For Takapuna, this means access to sky, sea, sun, and increasingly – urban sophistication.

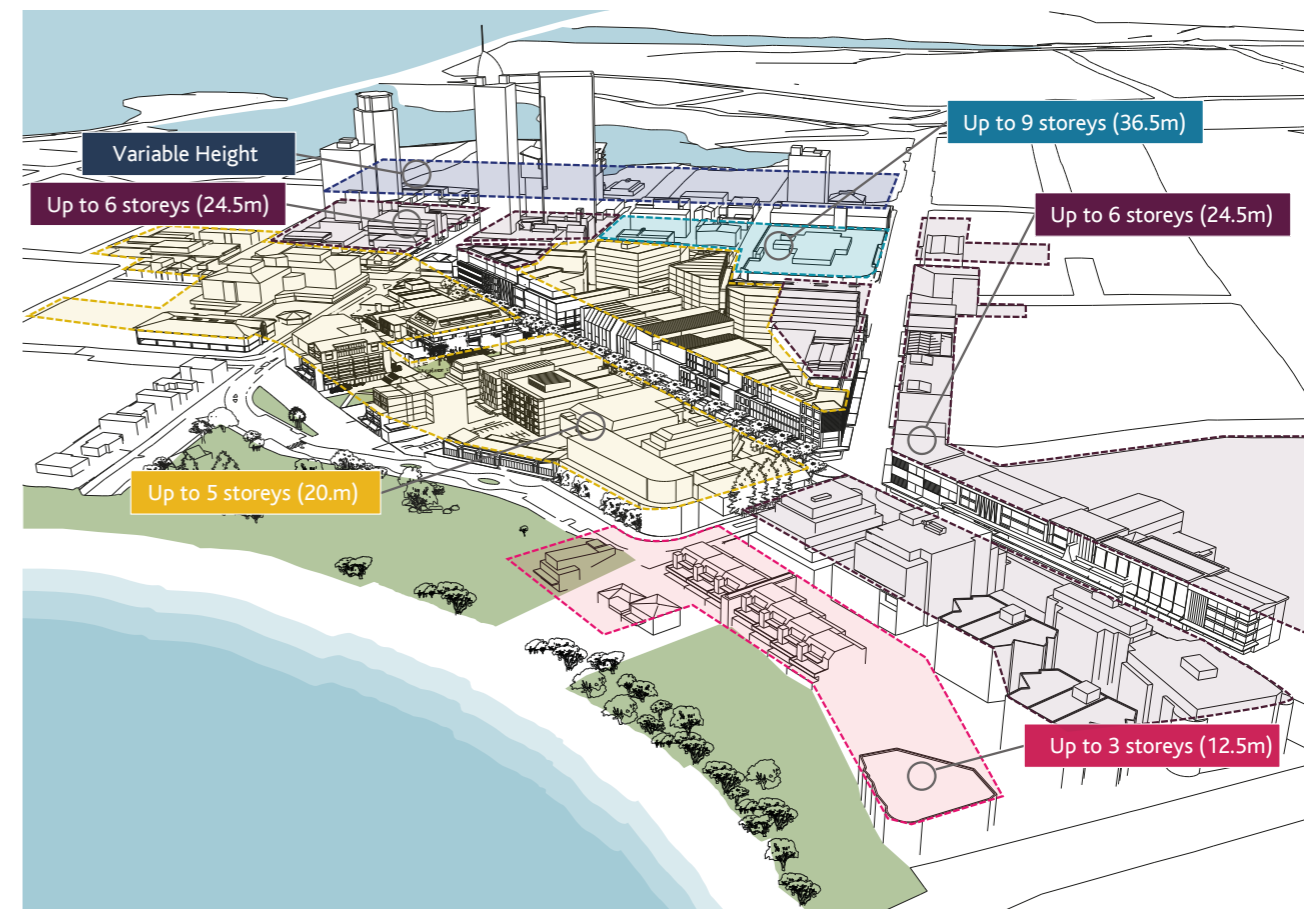
Designing our buildings well, creating visual excitement, and protecting sunlight to the street all contribute to a positive urban environment. Alongside this, we need to ensure that we accommodate growth using sensible and efficient building types that reflect Takapuna's character and values.

This balancing act is supported by the Proposed Auckland Unitary Plan (PAUP) and the Auckland Design Manual, and underpins the approach to the headline projects of this plan. The community's feelings about Takapuna's connection with its setting is reflected in the PAUP through controls which keep a more low-level traditional centre (3-5 storeys) along Hurstmere Rd to protect access to day light and views.

Taller buildings (approx. 9+ storeys) provided for in the Central West Precinct cater for the need to use our land more efficiently while minimising the impacts on Takapuna's beachfront atmosphere.

Supplementing the baseline set out in the development rules of the PAUP, the Auckland Design Manual is a best-practice guide that showcases and explains how to develop well-designed buildings, places and spaces.

The aim of these measures and other council led projects is to create a high-quality urban environment that improves on Takapuna's existing strengths.





# PUBLIC OPEN SPACE

High quality parks and open spaces contribute to creating vibrant town centres, giving people a place to socialise, relax, recreate or simply be there.

Increasing pressure on our parks and open space network means that the council needs to be more innovative in how it provides public open space. This means using our streets not just as corridors to transport people from point

to point, but as living spaces for people. All three of the headline projects in this plan contain strong elements designed to strengthen the role of public open space in achieving a sense of place.

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# ACTIVITIES

Takapuna is an important employment, entertainment, shopping and residential area serving both the local community and the wider Auckland region. Growing this range of activities will ensure the continual improvement of Takapuna as a competitive centre of excellence.

Takapuna's lifestyle advantages are increasingly seen by business owners as a draw for employees. For example, 'Techapuna' is an initiative by a group of businesses to strengthen Takapuna's emergence as a home for growing IT and related business, which will attract highly skilled and highly paid staff who want the lifestyle Takapuna can provide.

The headline projects in this plan support the vision of the strategic framework for Takapuna to become a centre of excellence by focusing on creating a mix of uses that support diversity and choice within Takapuna's core.

This supports the need to strengthen Takapuna's role as a metropolitan centre within Auckland's network of centres. The Proposed

Auckland Unitary Plan zones Takapuna centre as 'Metropolitan Centre' which encourages a wide range and scale of uses including commercial, leisure, tourist, cultural, community and civic services. An appropriate mix of uses will enable more people to live within easy reach of shops, jobs and recreational facilities reducing dependence on unsustainable modes of transport.

Improving the relationship between commercial activities and our network of public open spaces enables better utilisation of those spaces and contributes to a highly urban community with a vibrant daytime and evening economy.

Wise management and development of council land-holdings through the headline projects will be critical in unlocking the centre's potential.



# ACCESS AND MOVEMENT

Providing more choice for the way people travel to, and around Takapuna centre is critical to lifting the centre’s economic vitality and its attractiveness as a place to live and work.

The centre’s transport system needs to improve in ways that strengthen walking, cycling and use of public transport while managing effects associated with growth. The impact of increases in vehicle trips will need to be managed by providing for short term visitor parking and encouraging more walking, cycling and use of public transport.

Auckland Transport has undertaken studies\* to identify ways of improving our transport environment – some of the key recommendations are highlighted below.

## Walking and cycling

The amenity of Takapuna town centre is negatively affected by unnecessary through traffic. Amending the layout of intersections can encourage cars to bypass Takapuna using Burns Ave and Killarney St.

Taking more traffic out of the centre allows Takapuna to be rebalanced in favour of those on foot and bikes. This can be through wider footpaths, more formal crossing points and in some places the possibility of shared spaces – a concept successfully implemented in Elliott Street, Darby Street and Fort Street in Auckland’s CBD.

The council wants to encourage cycling as an attractive means of movement by improving the design and amenity of our roads. In addition to lessening the pressure on our street network, cycling is also amongst the most cost-effective means of transport while providing a range of health benefits.

## Bus

Reliability and efficiency is critical to encourage the uptake of public transport. One way of doing this is to have a faster and more efficient public transport link from Akoranga Station to a modernised interchange in the centre. This would reduce bus travel times as well as provide improved bus reliability. The link would also provide for walking and cycling.

Combined with other localised network improvements, the link is needed to shift travel behaviours and help make Takapuna an increasingly desirable centre for business and living.

\* Takapuna North Corridor Management Plan and Draft Takapuna Centre Based Transport Study (publicly available once finalised and adopted by Auckland Transport)

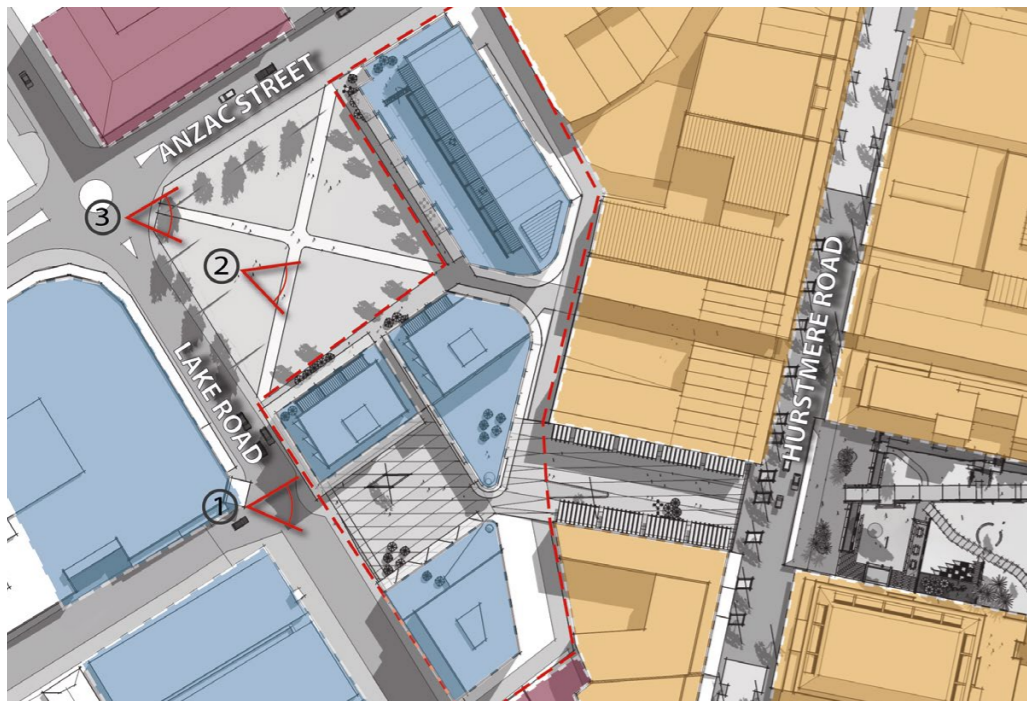
# KEY PROJECTS

- Anzac Quarter
- The Beachfront
- The Streets

These are the three headline improvement projects proposed for Takapuna Centre. They target currently under-performing spaces in the heart of the centre. They are spaces that can truly unify Takapuna with the beach through carefully designed responses.

These projects will need to be supported by a range of other actions to turn the vision for Takapuna to make the most of its beautiful setting into 'on the ground' changes. A list of some of the other actions can be found at the end of this plan.





- KEY**
- - - Anzac Quarter
  - 5 Storey height limit\*
  - 9 Storey height limit\*
  - 6 Storey height limit\*
  - 1 ◁ Artist's impression viewpoints
- \*Proposed Auckland Unitary Plan*

# ANZAC Quarter

The Takapuna Strategic Framework identified a high level of public support for the redevelopment of the Anzac Street carpark site.

The Anzac Street site has been used solely as a public carpark since its acquisition by the Takapuna Borough Council in 1964. Its size and location provides an exciting opportunity for a high quality open space and mixed use development that can unify the heart of the centre.

The popularity of the Sunday market hints at the site's potential to provide activities that can inject life into the centre, not just in the weekend, but throughout the week. It is important that these activities continue. The council believes that the right combination of high quality mixed use development, incorporating convenient public short term car parking and focussed around connected public open spaces and laneways, can help drive the growth of a more lively and attractive metropolitan centre.

Making Anzac Quarter a success will require collaboration between the council and private developers. Offering the private sector the opportunity to build a compatible high quality mixed use development provides the council with the ability to achieve public open space and car parking benefits for the community while offsetting or minimising the cost to ratepayers.



*The Anzac Quarter should include interesting laneways.*



1 Possible new public plaza providing physical and visual links with Hurstmere Green and the beach.

# ANZAC Quarter

The importance of the site to the future success of the centre will also require the council to closely control the design quality of any development proposals. The council will manage this through a design brief and master planning process that will aim to achieve some fundamental outcomes, including:

- Quality public open space and mixed use development that makes the most of the prime site to provide for a range of live, work and play options that cater for the needs of Takapuna as a metropolitan centre.
- Quality architecture and urban design that responds to Takapuna's stunning natural environment and improves access and visual connection into and through the site.
- A form and layout of development based around a connected network of public open spaces and laneways that helps to link the beach with the lake and draws Takapuna's beachside ambience into its heart.
- Public open spaces that provide flexibility for a range of activities including formal civic ceremonies (such as Anzac Day commemorations, which currently attracts up to 3,000 people), a market, children's playground and passive enjoyment.
- Building scale and form that relate to and frame the public open spaces while enabling a choice of sunshine, shade and shelter throughout the year

- Buildings that respond to the public spaces and laneways with active and interesting frontages, particularly at ground level.
- Car parking (starting with at least the existing short term parking capacity of 270 and possibly up to 400 spaces) that achieves good urban design outcomes and supports the retail and entertainment identity of Hurstmere Road and the centre's heart, and helps compensate for any possible pedestrianising of existing parking on, and adjacent to, the Strand.

There are many ways a development could deliver these outcomes. The council will be looking for proposals with the private sector that can deliver an interesting arrangement and mix of activities, combined with architectural quality and imagination befitting the strategic importance of the site. The illustrations on this and the previous pages provide a sense of the opportunities and do not represent a final design.



△ ② A range of activities fronting onto Potters Park.

▽ ③ Development should include quality architecture and urban design which enhances our existing open spaces.



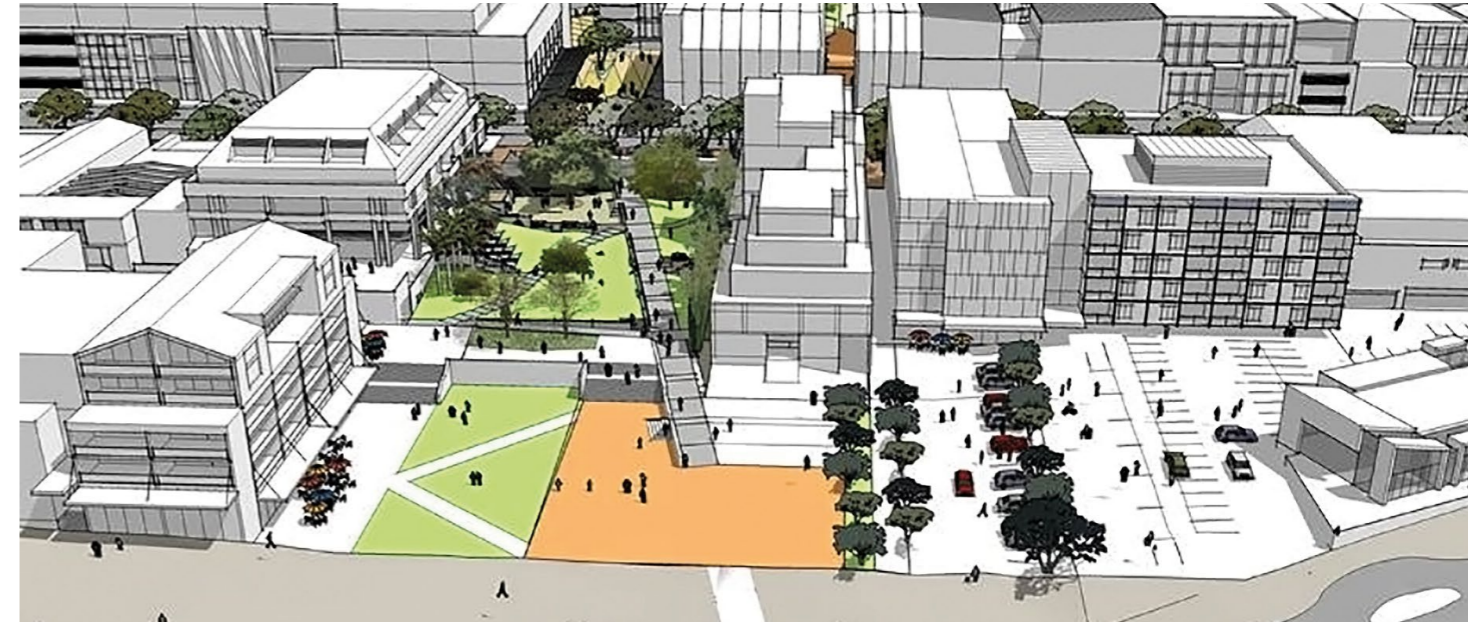
# THE BEACHFRONT

Takapuna centre needs to be orientated and connected better to its greatest natural asset – its stunning coastal setting.

Various private development schemes for the beachfront sites have come and gone over the last 15 to 20 years. More recently, the McKenzies development has shown the potential of these sites with its restaurant and retail activities fronting an open pedestrian lane linking Hurstmere Road to a sunny, north facing terrace. Further north along Hurstmere Road, another landowner is taking a step closer to the beach with a restaurant precinct fronting onto the Strand.

These are bold and exciting moves. The council is keen to support and encourage beachfront developments and is playing its part by exploring ways in which Hurstmere Green can provide better walking and visual connections to Takapuna Beach. The council is continuing to discuss options with adjacent property owners. It is optimistic that these discussions will lead to some creative design ideas for the community to debate.

In the meantime the images on these pages give a taste of the exciting opportunities to come. They show just one of many possibilities that could be achieved through the combination of council and private landholdings on either side of an extended open space and pedestrianised link between Hurstmere Green, The Strand and the Beach Reserve. The drawings assume some new buildings overlooking the space using the rules of the Proposed Auckland Unitary Plan.



*Expanding the open space link of Hurstmere Green can potentially improve the centre's connection with Takapuna Beach.*

# THE STREETS

The streets are an important part of the centre's network of public open spaces. Hurstmere Road, our main retail street, needs to lead the way in showing how our streets can contribute to the revitalisation of the centre.

A progressive streetscape upgrade of streets in the centre, beginning with Hurstmere Road, will focus on designs that prioritise them as spaces for people.

The council is working on concept designs for Hurstmere Road. An important part of the design will be to prioritise pedestrians over vehicles. For example, a flush surface street (as illustrated) assists in slowing traffic while creating additional space for pedestrian amenity, particularly where the recently upgraded Hurstmere Green meets Hurstmere Road. A flush surface also provides flexibility for the whole street to be closed for special events and to introduce an increasing pedestrian open space function as the centre's population and activity grows.

The council will develop a programme for further street upgrades after Hurstmere Road. Priority will be given to streets that support Hurstmere Road as the centre's heart, with other streets being progressively improved over the next 30 years to support the anticipated growth in the centre and its surrounding catchment.



Potential upgraded Hurstmere Road. Top picture: Looking south from Hurstmere Green Bottom Picture: Looking south from northern end of Hurstmere Road



# OTHER ACTIONS

In addition to the three main projects – Anzac Quarter, the Beachfront, and the Streets, there are a number of other actions to focus on the council owned properties, streets, and public open spaces over the next 30 years.

Some of the other significant transformational actions are listed in the table opposite. Subject to the required funding being considered through the Long-Term Plan process, they are actions which can be commenced and completed within, or continue beyond, the next 10 years.

Other actions impacting on the centre and greater Takapuna can be viewed in the following documents:

- Takapuna Strategic Framework
- Draft Devonport-Takapuna Local Board Plan
- Draft Devonport-Takapuna Area Plan
- Takapuna Beach Reserve Management Plan
- Takapuna North Corridor Management Plan
- Takapuna Centre Based Transport Study.

Actions	Timescale	Lead Agency
Takapuna centre streetscape upgrade programme	Over next 5 years +	Auckland Transport and Auckland Council
Strategic and intersection improvements to give greater priority to the needs of pedestrian and cyclists	6 to 30 years	Auckland Transport
Review busy intersection designs to encourage traffic to pass around Takapuna centre and reduce speed within the centre	6 to 30 years	Auckland Transport
Investigate the establishment of an improved public transport link into Takapuna centre, including provision for pedestrian and cycling.	6 to 30 years	Auckland Transport
Manage and develop public carparking to over time place more constraints on commuter parking in favour of short-term parking	6 to 30 years	Auckland Transport
Investigate options for, and develop, a modernised off street bus interchange	6 to 30 years	Auckland Transport
Work with private development interests for a mixed use and public car parking development on the former Gasometer site	Over next 5 years +	Auckland Council
In accordance with the Takapuna Beach Reserve Management Plan, continue the protection, use and development of the beachfront reserves while providing for a growing range of recreation activities and events and achieving better integration with the centre	Over next 5 years +	Auckland Council



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