

shore connection

The current media interest in a new prison tower adjoining the Southern Motorway, compromising an important sight-line to Mount Eden, highlights the lack of public understanding of District Plan Development Rules and how these rules influence the city that we and future generations will inhabit.

More importantly, the public statements by prominent politicians that they were "surprised" by the scale of the development confirms that even those elected as guardians of our public realm are not necessarily in real control of it.



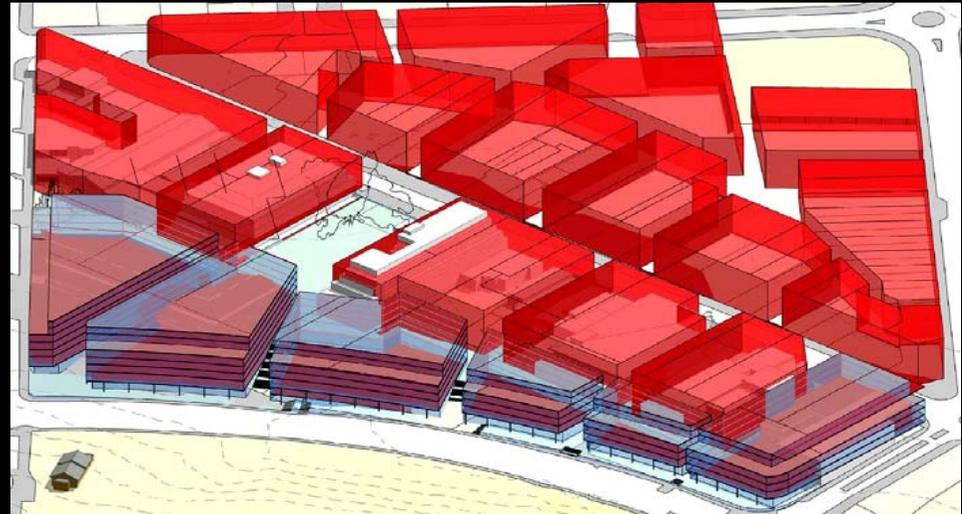
Archimedia recently prepared a digital, three dimensional Urban Design Master Plan as a visual mechanism to identify the scale of new proposals in relation to the Development Rules benchmark.

Takapuna town centre borders Takapuna Beach, regarded by many as the best urban beach on the planet, and straddles the rim of Lake Pupuke's flooded explosion crater, looking across the Hauraki Gulf to iconic volcano Rangitoto Island. Inexplicably, the town centre barely acknowledges this extraordinary topography nor it's benign orientation.

Working with Takapuna 20/20 and Common Ground Studio, Archimedia evolved a series of ideas to revitalise the precinct through a new urban design template that is strongly influenced by "the site". A 3D model, demonstrating the potential envelope within which an ideal development might occur was developed, identifying within this, the extent of existing structures, and significantly, existing or new proposals that extend beyond this envelope.

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First principles Urban Design research integrated the precinct into the wider context of the Devonport isthmus, and the proposed "grain" of the central precinct was benchmarked against acknowledged global examples of successful retail and hospitality precincts and world heritage "old town" centres.

A network of lanes, carefully meshed with existing alleyways and ownership titles, creates axial links to the Beach, the Gulf and Rangitoto Island.

These lanes traverse Hurstmere Road, which is transformed into a landscaped mall where people, private vehicles and public transport share the space.

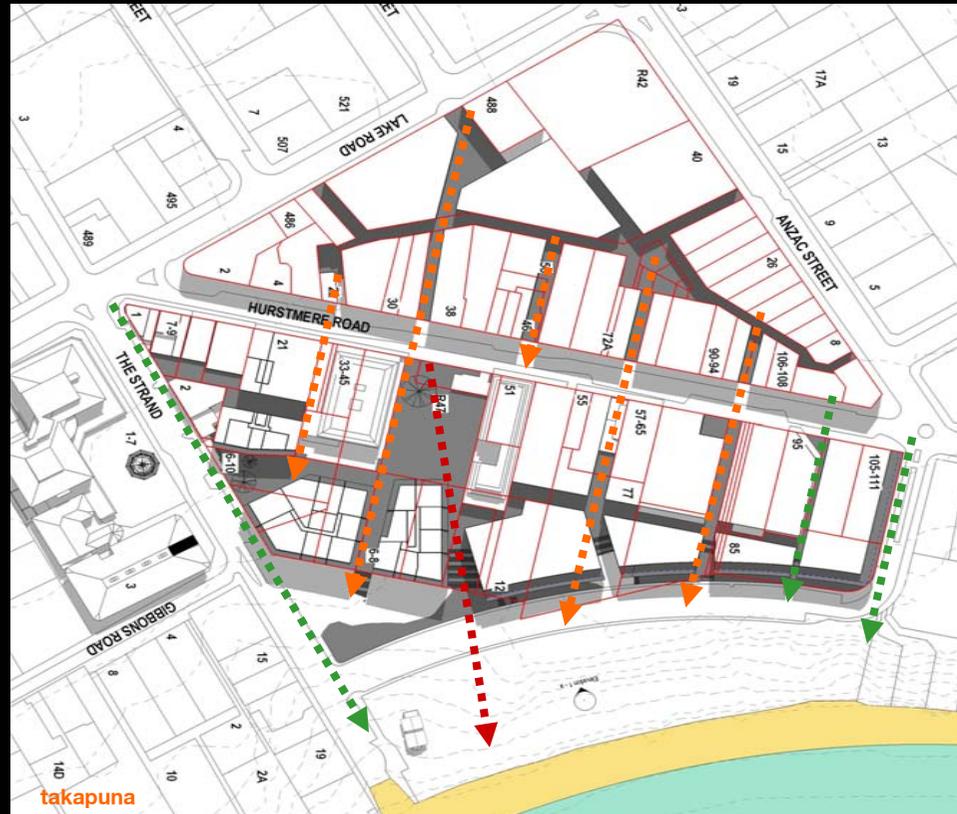
The Master Plan creates a template of best practice urban design principles, integrating the existing property titles and land ownership criteria.

Key planning controls from the operative district plan are retained to maintain and enhance development intensity. These include:

- existing FAR potential intensified; 20m five / six storey horizontal maximum height plane maintained; "build-to" line to define block / street edges; minimum 2m deep controlled use articulation zone to ensure building modulation and quality materials palette; regulated active street edges, landscaped horizontal pedestrian plane extended either side of Hurstmere Road; under-croft / basement parking; network of pedestrian lane ways connecting the site to the beach; interface between built form and reserve responds directly to the organic curve of beach topography.

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Takapuna's perennial problem is parking in proximity to retail. A 750 car park building is proposed on the old gasometer site on Auburn St.

Archimedia's proposal is to link car parks, the retail and food outlets and as far north as the Bruce Mason Theatre by establishing a tram circuit running along Auburn, up Byron, along Hurstmere to Killarney, down Earnoch, along Allison, up Promenade, back to Anzac, along Lake and returning via Huron.

A tramway operated between Bayswater and Milford between 1910 and 1927. It travelled through Takapuna and circled Lake Pupuke. The carriages were hauled by steam motors, built in Philadelphia. A single trailer, "Takapuna" No.66, is the sole survivor, now at the Otago Early Settlers Museum.

Today, street cars are a positive transport presence in the streetscape of the world's great cities.



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accolades



university of auckland, business school
acenz 2009 – gold award of excellence – Beca

“This was a magnificent team effort by all project personnel, with the Beca team meeting all their commitments and providing a service that exceeded expectations.”

This project represents an outstanding example of the expertise and skill of a New Zealand engineer’s role in creating an iconic building”.

the spire hotel, queenstown
world travel awards 2009 – australasia’s best boutique hotel

This award presented in London at the Grosvenor Hotel reinforces the WTA Award as Australasia’s best boutique hotel and best ski resort in 2008. The Spire Hotel received a DINZ Best Awards Hospitality Winner for interior designers Martin Hughes and has been published in Wallpaper UK.

villa maria mangere
notable aucklanders’ favourite buildings 2010 – nominated by MP Su’a William Sio

“It’s a simple, embracing kind of building set in an amphitheatre, which gives it a natural ambience. Because I see things in a symbolic way, it symbolises the history behind the land its situated on, it links to tangata whenua it gives you a feeling of another world”.

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