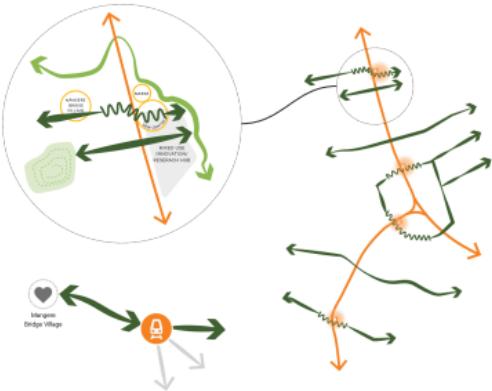


# SANDRINGHAM

## Connections to Ngā Ana Wai, wetlands and kai

### Vision Statement

An enhanced town centre, leveraging its existing character qualities and economic diversity, in conjunction with residential intensification through regenerative design principles to support resilient communities.



### Outcomes (From the 7 Corridor Strategies)

## OUTCOMES

### Urban + Community

1. Maintain character of high street while allowing for mid-scale development potential at the heart of the town	2. Create satellite development opportunities around existing and new open spaces	3. Support continued growth within the urban fabric
<ul style="list-style-type: none"> <li>Keep the scale and character of the high street</li> <li>Set back developments to retain tree lines</li> </ul>	<ul style="list-style-type: none"> <li>Creating spaces for new satellite developments</li> <li>Creating spaces for new open spaces</li> <li>Looking at different typologies for kai (pavilions)</li> </ul>	<ul style="list-style-type: none"> <li>Retention of the high street as the central station access to be central to the town</li> <li>Planned growth that is aligned with character typologies</li> <li>Clustered growth in planned areas</li> </ul>

### Access + Integration

1. Detain Sandringham Road as a car-free zone and encourage mode modes to increase active walking movements	2. Integrate East-West feeder into Sandringham Road	3. Station access to be centred within the town centre
<ul style="list-style-type: none"> <li>Creating corridor strategies with separated cycle paths</li> <li>Adding threshold treatments to celebrate arrival</li> </ul>	<ul style="list-style-type: none"> <li>Creating a sense of place and place presence</li> <li>Encouraging and amending to be a central active side of the station</li> </ul>	<ul style="list-style-type: none"> <li>Creating a sense of place and place presence</li> <li>Creating a sense of place and place presence</li> <li>Encouraging and amending to be a central active side of the station</li> </ul>

### Experience

1. Strengthening the vibrant heart and celebrating the destination	2. Built form and public realm	3. Opportunity to create access to local markets
<ul style="list-style-type: none"> <li>Enhancing the location as a central destination for local and regional beverage destinations for the town</li> <li>Reflect the multicultural and South Asian identity</li> </ul>	<ul style="list-style-type: none"> <li>Link the sense of place and whakapapa of the area</li> <li>Creating a sense of place and place presence</li> <li>Centre on cultural and natural heritage</li> </ul>	<ul style="list-style-type: none"> <li>More opportunities for local markets and resilience</li> <li>Quality open space</li> <li>Creating access to local markets</li> <li>Greater understanding of cultural markets in the landscape</li> <li>Connect to local markets</li> </ul>

### Environment

1. Opportunities to work with the site whakapapa (history) of swamp, wetlands and surrounding areas to develop strategies for resilient future communities	2. Development of resilient communities	3. Implement new open space networks supporting connection and healthy living
<ul style="list-style-type: none"> <li>Adaptation design strategies</li> <li>Using Te Ao Māori ideas</li> <li>Using sponge city learning</li> <li>Creating opportunities for densification and retention spaces</li> </ul>	<ul style="list-style-type: none"> <li>Increase tree canopy cover</li> <li>Urban Urban Native Forest Strategy</li> <li>Reduce urban heat island effect</li> <li>Access to open space</li> </ul>	<ul style="list-style-type: none"> <li>Need to increase open space to be up to date with neighbourhood regeneration targets</li> </ul>

### Value for Money

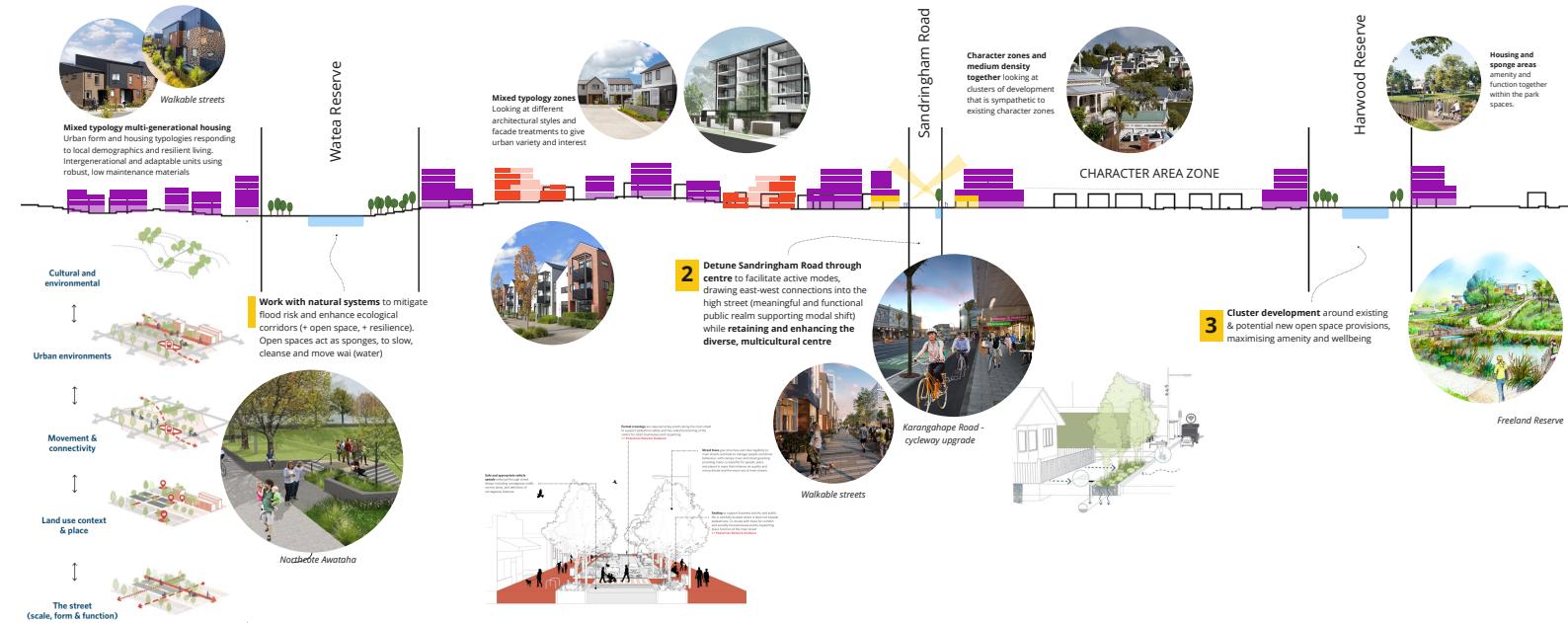
1. Thriving communities	2. Environment building	3. Increase value of existing town centre and urban transformation
<ul style="list-style-type: none"> <li>Communities are inclusive and sustainable with access to amenities, recreation, social and cultural opportunities</li> <li>Regional and small designed and well-functioning urban environments</li> <li>Strategically activate</li> </ul>	<ul style="list-style-type: none"> <li>Promote and retain communities and assets</li> <li>Choices that mitigate current and future climate change</li> <li>Minimise impacts on biodiversity and water quality</li> </ul>	<ul style="list-style-type: none"> <li>Light and regenerate</li> <li>Create opportunities in the town centre</li> <li>Retain character and scale of the town centre but enhance economic opportunities after regeneration is uplifted</li> <li>Locate infrastructure and housing supply where appropriate, effective and responsive to demand</li> </ul>

### CITY SCALE



### Key Moves

1. Work with site whakapapa and natural systems to mitigate flood risk and enhance ecological corridors (+ open space, + resilience)
2. Detune Sandringham Road through centre to facilitate active modes, drawing east-west connections into the high street (meaningful and functional public realm supporting modal shift) while retaining and enhancing the diverse & multicultural centre
3. Clustered development around existing & potential new open space provisions, maximising amenity and wellbeing while creating resilience

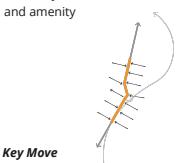


## CATCHMENT SCALE



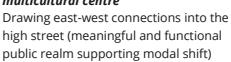
### Key Move 1

Work with site whakapapa and natural systems to mitigate flood risk and enhance ecological corridors (+ open space, + resilience)  
Extend existing ecological corridors into catchment network with new and existing open space, creating a resilient network of blue green infrastructure, resiliency, and facilitation of wellbeing and amenity



### Key Move 2

Detune Sandringham Road through centre to facilitate active modes, while retaining and enhancing the diverse, multicultural centre  
Drawing east-west connections into the high street (meaningful and functional public realm supporting modal shift)



### Key Move 3

Cluster development around existing & potential new open space provisions, maximising amenity and wellbeing



Campbell Section 5 Development, Canberra

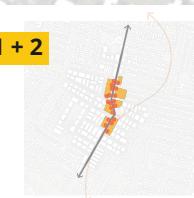


1 + 2

### The two axis - civic and ecological

The ALR project aims to expand the ecological corridor and improve the landscape in the catchment area. This will create a connected and functional blue-green network, providing benefits such as improved flood and climate resilience. It will also enhance the quality of open spaces, promoting resident well-being and supporting biodiversity. The project proposes to redesign Sandringham Road at Sandringham Centre to accommodate different modes of transportation, encourage active frontages, and increase foot traffic. This is expected to contribute to a diverse and vibrant community, boosting the local economy and fostering the existing multicultural social environment.

1 + 2



### Mixed-use Town Centre

The development of mixed residential and commercial buildings along the high street is driven by the urban form and uplift in the area, as well as the reconfiguration of the Civic Axis. By incorporating a variety of typologies of various sizes, the needs of both businesses and residents can be accommodated.



Hyllie high street development, Malmö, Sweden