

SANDRINGHAM

Connections to Ngā Ana Wai, wetlands and kai

Vision Statement

An enhanced town centre, leveraging it's 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

- Maintain character of high street while allowing for mid rise development potential at the rear of the blocks**
 - Keep the scale and character of the high street
 - Set back development to rear site lines
- Create suitable development opportunities around existing and new open spaces**
 - Need for increased open space
 - Creating spaces for communities
 - Looking at different typologies for kāinga (pioneers)
- Support continued growth within the urban fabric**
 - Extension of the high street to allow for the station access to be central to the towncentre
 - Planned growth that is aligned with character zones
 - Cluster allow for height in planned areas

Access + Integration

- Enhancing Sandringham Road as a key movement space and allowing side roads to create a more attractive walking environment.**
 - Continuing corridor strategies with separated cycleway networks
 - Adding threshold treatments to celebrate arrival
- Integrate East-West feeders into Sandringham Road**
 - Reduce through movements across Sandringham Road
 - Encourage floor grain and parking and access to the rear of the high street
 - Softening street typologies with street tree characterplans
- Station access to be centred within the urban fabric.**
 - Clear wayfinding to the station entrance
 - Identify and sense of place present
 - Services and amenities to be needed either side of the station

Experience

- Strengthening the vibrant heart and celebrating the destination**
 - Enhancing the location as a real cultural, food and beverage destination for Tamaki Makaurau
 - Reflect the multicultural and South Asian identity
- Built form and public realm risks to sense of place and whakapapa of the area**
 - Creating a sense of place through urban fabrics
 - Cluster and cultural and natural heritage
- Opportunity to create access to more open space and increase quality of living standards and settings**
 - Increase in urban density while creating access to quality open space
 - Connection and understanding of cultural markers on the landscape
 - Connection to local māhinga

Environment

- Opportunities to work with the site whakapapa (history) of swamps, wetlands and natural systems to develop corridors for resilient future communities.**
 - Adaptive design strategies
 - Using a life to the landscape
 - Using sponge city learning
 - Using park spaces as detention and retention spaces
- Development of resilient communities**
 - Increase tree canopy cover
 - Using Urban Nighttime Forest strategy
 - Reduce urban heat island effect
 - Access to open space
- Segment into open space networks supporting recreation and healthy communities.**
 - Need to ensure open space is for up to five with waterfront regeneration targets

Value for Money

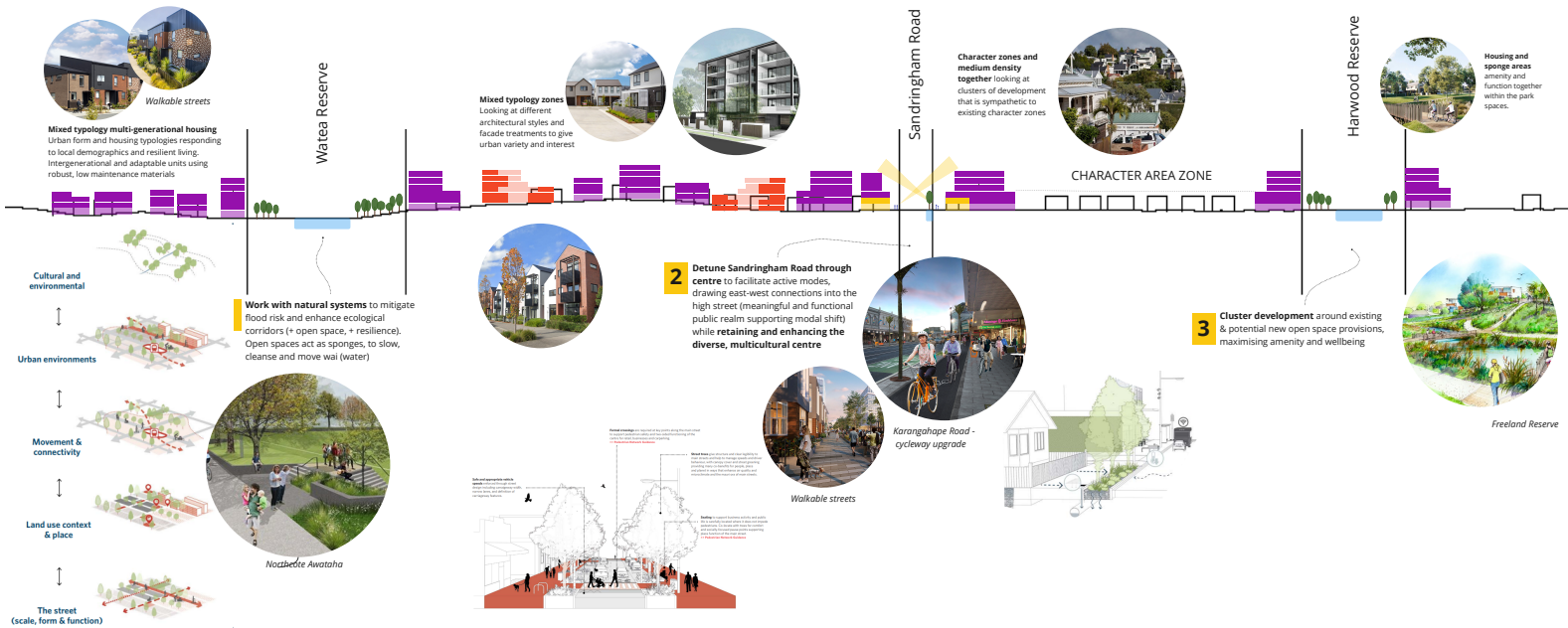
- Thriving communities**
 - Communities are inclusive and sustainable with access to employment, education, social and cultural opportunities
 - People live in well designed and well functioning urban environments
 - Development activity strengthens the overall urban development system, including growth for commercial and retail outlets
- Environment wellbeing**
 - Sustainable and resilient communities and assets
 - Investment and design choices that mitigate current and future climate change risk
 - Minimise impacts on biodiversity and water quality
- Increase value of existing town centre and system transformation**
 - Uplift and regenerate commercial centre
 - Create opportunities in new developments
 - Retain character and scale of the town service but attract more commercial opportunities after regeneration and uplift
 - Land use, infrastructure and housing supply integrated, efficient, effective and responsive to demand



CITY SCALE

Key Moves

- Work with site whakapapa and natural systems** to mitigate flood risk and enhance ecological corridors (+ open space, + resilience)
- 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**
- Clustered development** around existing & potential new open space provisions, maximising amenity and wellbeing while creating resilience



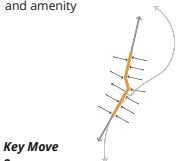
CATCHMENT SCALE



Key Move 1

Work with site whakapapa and natural systems to mitigate flood risk and enhance ecological corridors (+ open space, + resilience)

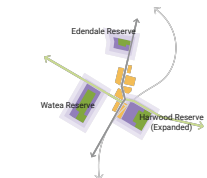
Extend existing ecological corridors into catchment network with new and existing open space, creating a resilient network of blue green infrastructure, resiliency, and facilitation of wellbeing and amenity



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