

# Unlock Pukekohe

Masterplan Update

February 2022

Attachment 1



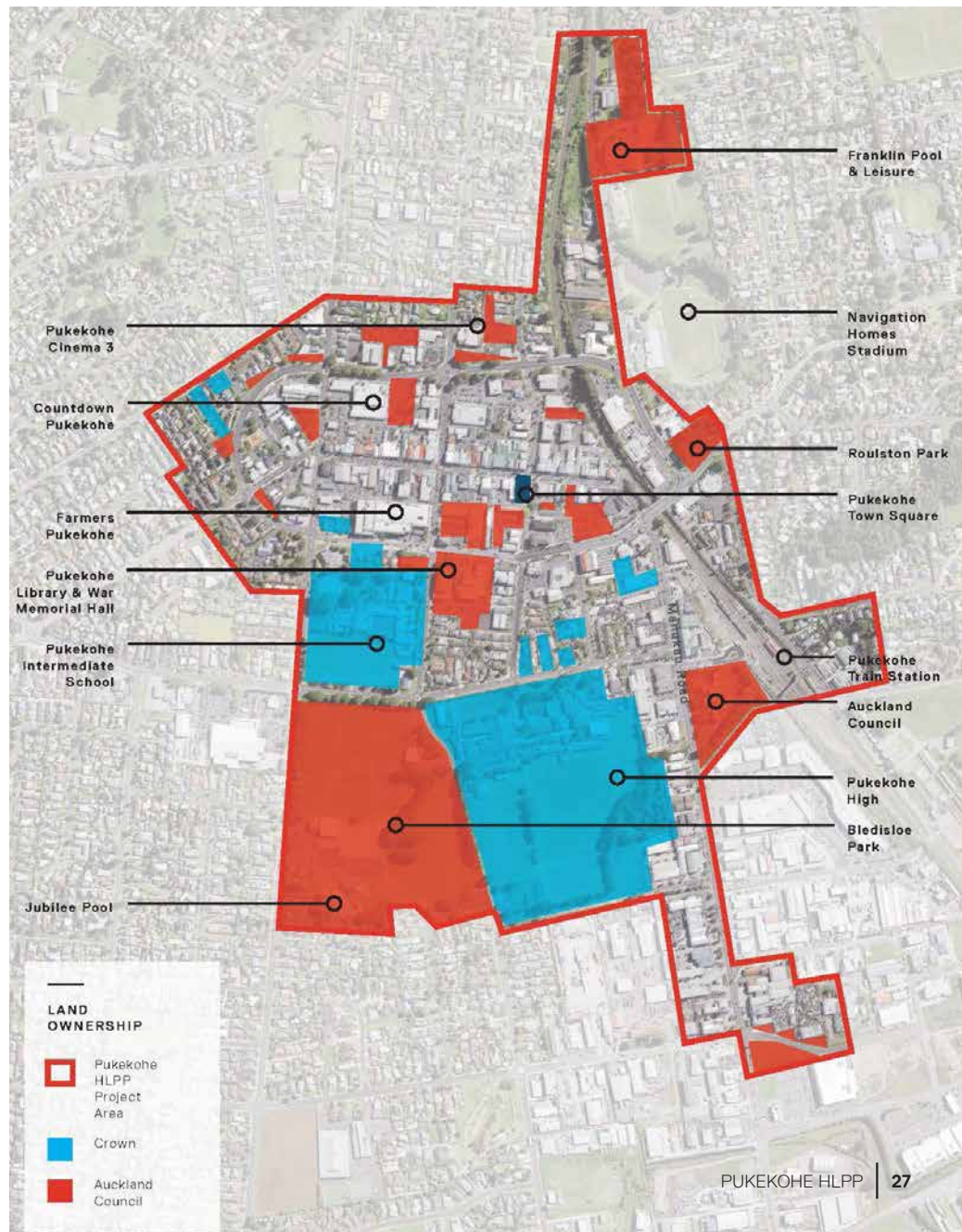
## Agenda

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- 1 Recap on Unlock Pukekohe Programme
- 2 Masterplan updates
- 3 Next steps



## Pukekohe project area



## Pukekohe Programme goals

The plan outlines that we should:



### Encourage new growth

by enhancing and place-shaping the town centre. We will use the properties in our portfolio to spark this regeneration.



### Improve access for all

by creating a connected, safe, walkable and vibrant town centre.



### Attract new businesses and services

to create a thriving local economy that offers better access to employment, education and healthcare for local people.



### Enhance local community identity

by making sure Pukekohe's diverse communities will be celebrated and reflected in the town centre.

# Masterplan Update

## Key Moves

### Redevelopment

- 1 Edinburgh Street Superblock** This area is a key location in the heart of Pukekohe. It will be redeveloped to better connect King Street with the library and community facilities on Massey Avenue. Multi-level living will be explored to make the street livelier.
- 2 Eastern Gateway** The eastern gateway area will be redeveloped to enhance the eastern end of King Street, and better connect it with the nearby railway station. A site at 7 Massey Avenue could become an 'anchor destination' that draws people to its shops and provide dedicated spaces for festivals and events.
- 3 Station Precinct** Regeneration of this area would integrate Manukau Road businesses with the historic town centre. We could create spaces for new learning providers, medical services, research and development, more homes or businesses.

### Public realm investment

- 4 Enliven the lanes** This key move focuses on Seddon, Devon and Roulston lanes within the town centre. Making these lanes more active and attractive will improve people's access to the town centre and allow more revitalisation on adjoining sites.
- 5 Improve walking and cycling connections** We'll work with Auckland Transport to improve access to and within the town centre, through projects that prioritise facilities for walking and cycling. Improvements may include upgrading intersections and improving the western ends of King Street and Edinburgh Street.
- 6 Create more places to play** We will explore the feasibility of developing a new child, youth, or all-age place to play

### Placemaking

- 7 Pukekohe Farmers Market** Enhancing the farmer's market will grow Pukekohe's identity and reputation as a food destination. We'll create a market strategy that explores the outcomes for an expanded farmers market. We'll test the plan with temporary activities before any final changes are made.
- 8 Car park activations** As work on the lanes and streetscapes progress, we'll work with the local community and Auckland Transport, to explore how these areas could develop in the longer term.



# Masterplan Update

## Programme milestones

Workshops with relevant stakeholders

Consultation with relevant stakeholders and public



### HIGH LEVEL PROJECT PLAN

- Approved by the Franklin Local Board, the Auckland Council Planning Committee and Panuku Board in May and June 2019 (PLA/2019/45) (FIN/2019/60).

### PROGRAMME BUSINESS CASE

- Approved by Panuku Executive and the Panuku Board during 2019-20.

### SUPPORTING MASTERPLAN

- Proposed consultation date: July 2022
- To be endorsed by Auckland Council, Auckland Transport, Mana Whenua and external stakeholders (Pukekohe community).





# Masterplan Update - 3 Key Strategic Themes

## Strategic context - FY22 themes

Provide more opportunities to gather





## Masterplan Update

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### Strategic context - FY22 themes

Facilitate new 'eat and trade' opportunities

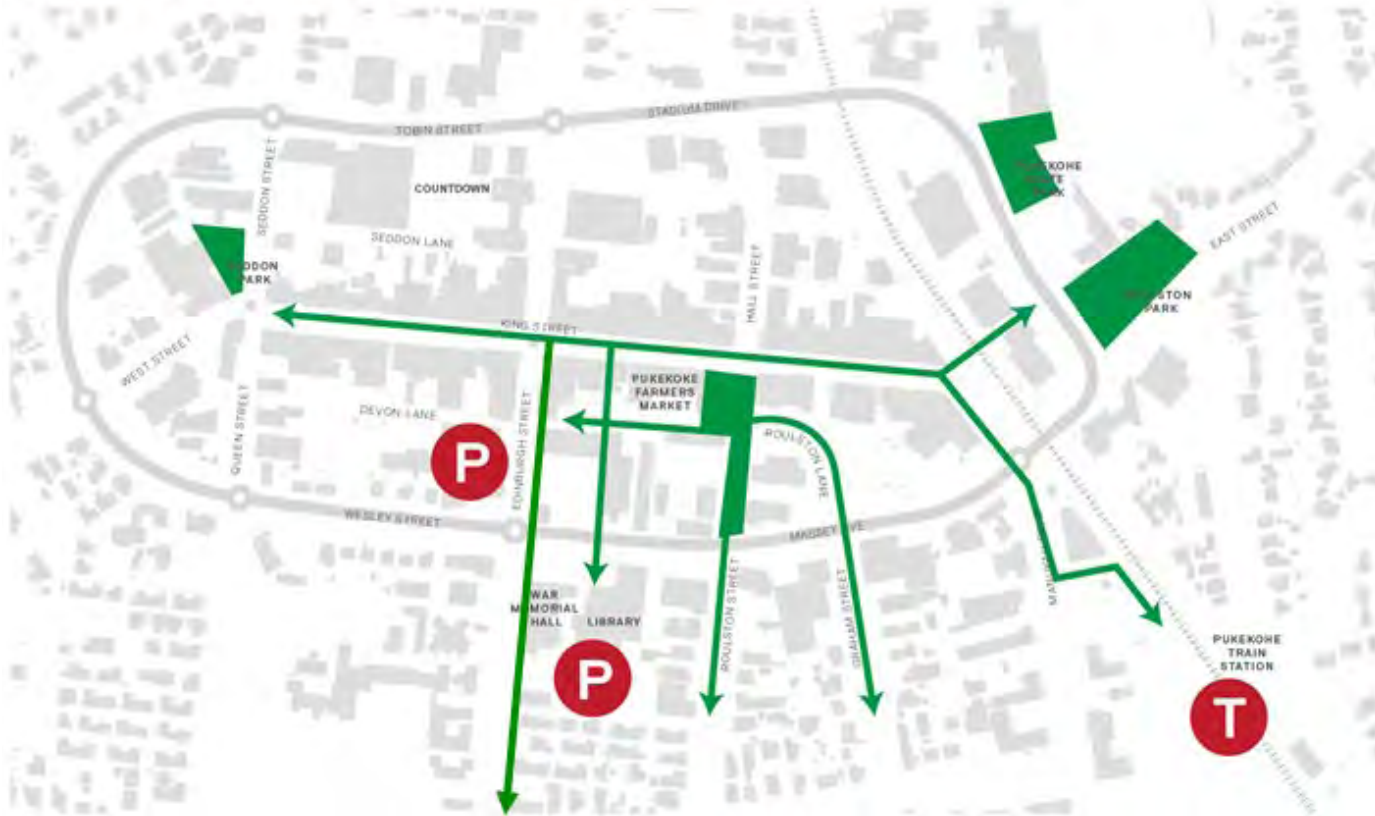




## Masterplan Update

### Strategic context - FY22 themes

Encourage and prioritise walking



- Pukekohe Town Centre Contains approx. 4000 car parks
- 600 car parks (AT controlled) are available 24hrs a day.





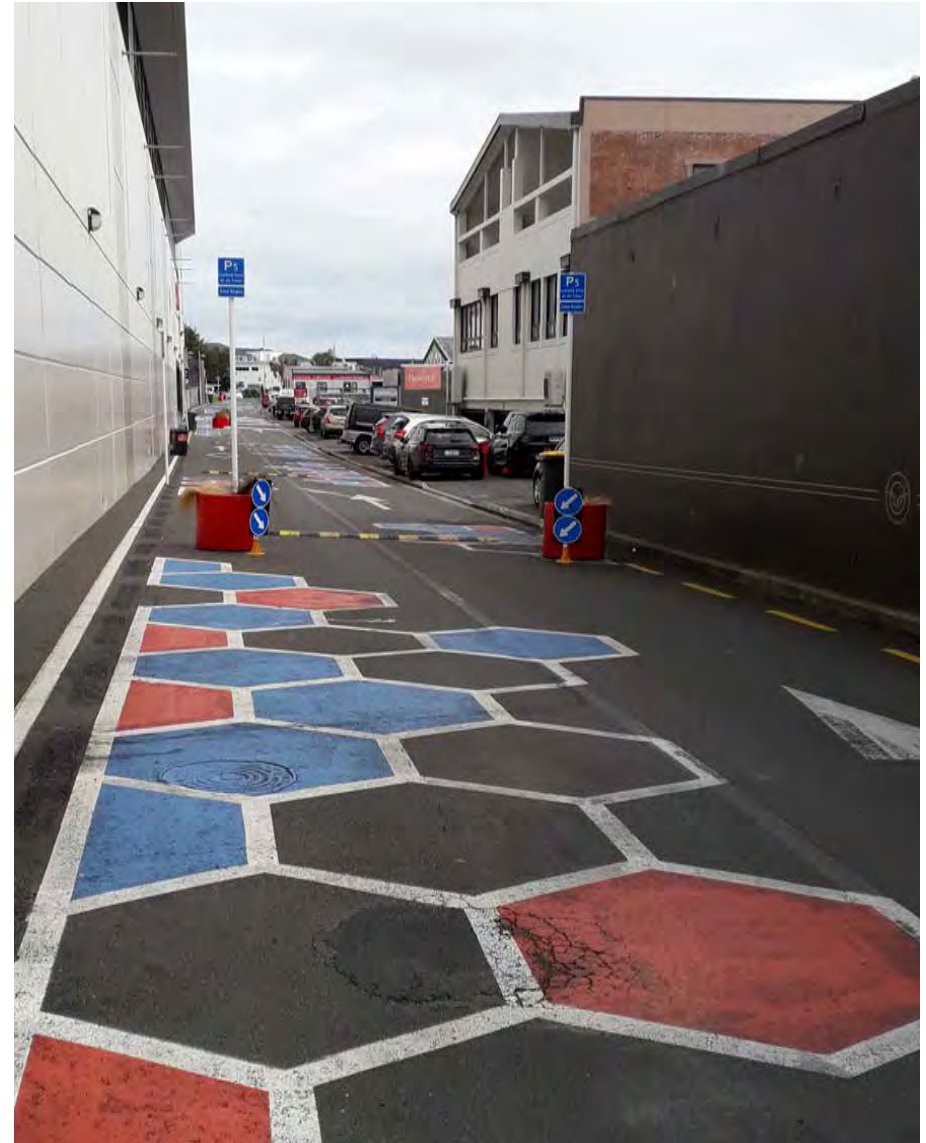
## Masterplan Update

### Why are we updating the masterplan?

**Masterplan lessons learnt from 2021 projects informed the proposed updates.**

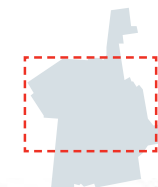
**Testing before we invest:**

- ◆ **One-way King Street trial**
- ◆ **Testing multiple locations for the market**
- ◆ **One-way shared street laneway trial (Devon Lane)**

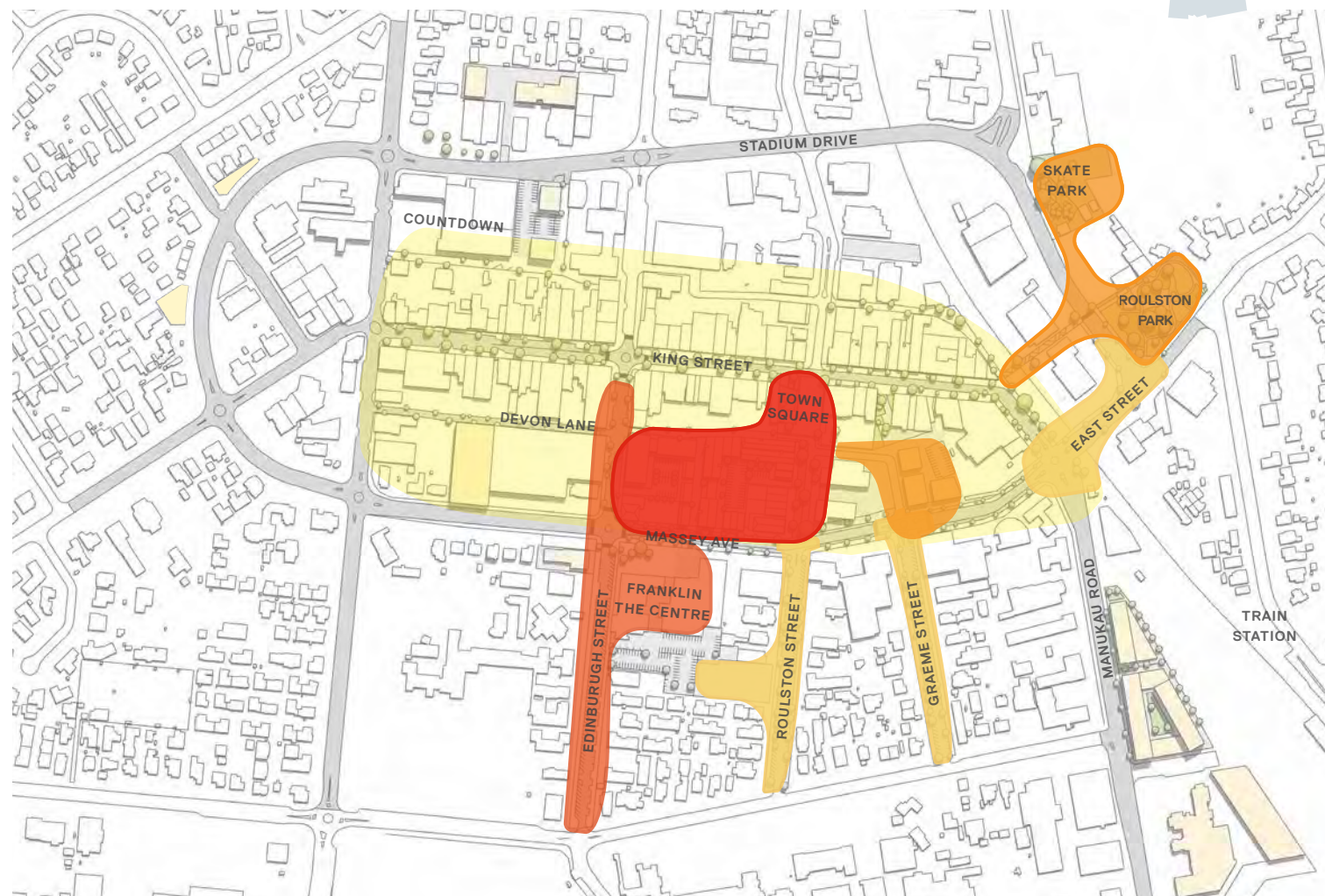


# Masterplan Update

HLPP BOUNDARY



- Refocusing investment around the Edinburgh Street Superblock and Town Square
- Greatest impact and number of projects within this zone
- Smaller investment and scale of projects as distance increases from this area
- Lighter touch to King Street and Town Centre through the Small T programme



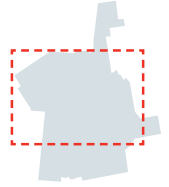
Larger investment/transformation → Smaller investment/transformation



# Masterplan Update

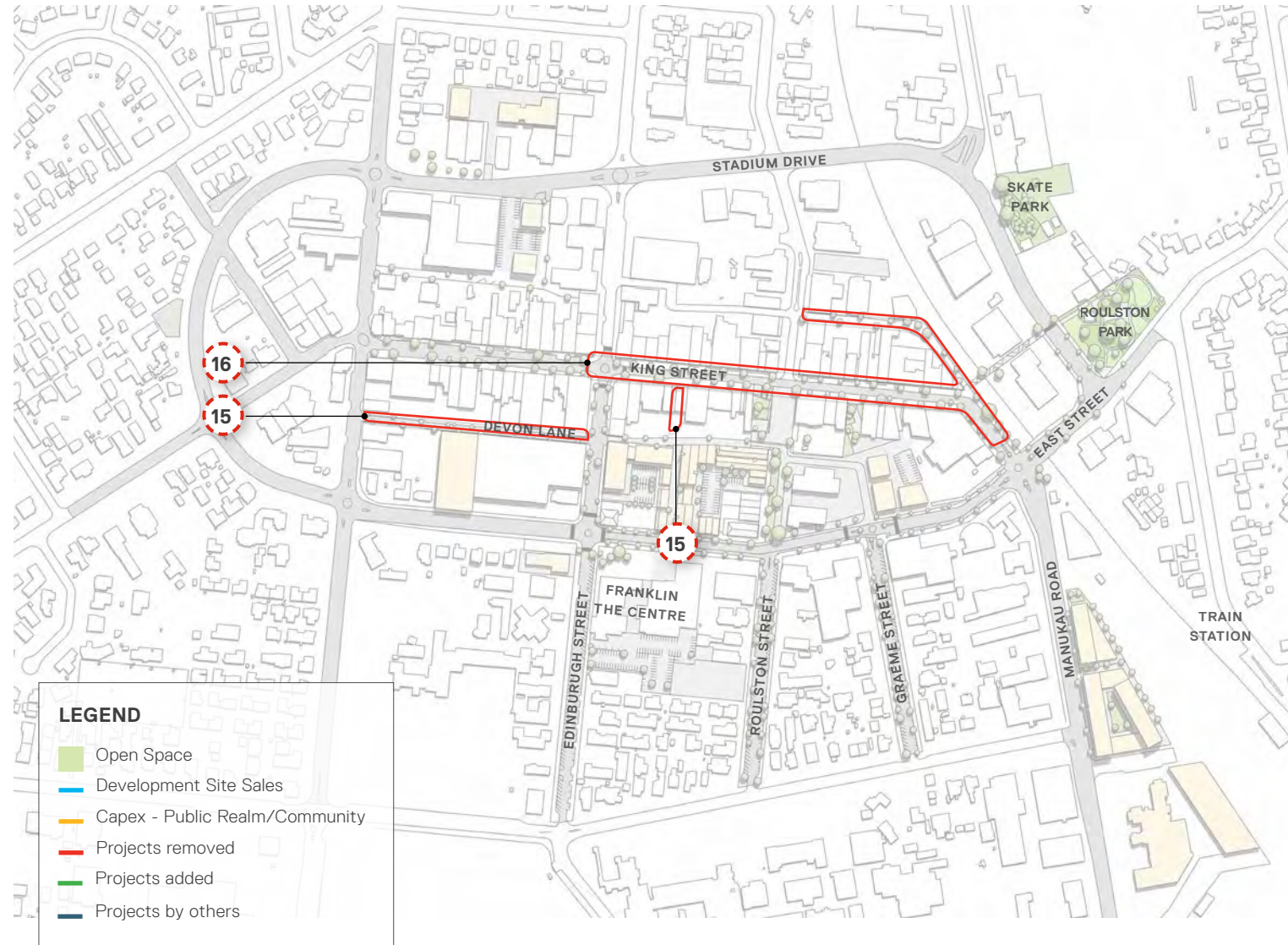
## Masterplan: Spatial delivery plan - Proposed Updates

HLPP BOUNDARY



### Projects removed

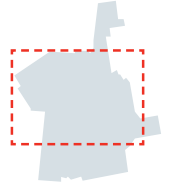
- 15 Laneway Upgrades
- 15 Edinburgh Superblock to King Street acquisition
- 16 Eat Street Phase 2
- Urban Tree Programme



# Masterplan Update

## Masterplan: Spatial delivery plan - Proposed Updates

HLPP BOUNDARY



### New Projects

- 8 Community and Market Hall
- 11 Devon Lane Upgrade
- 12 Roulston Lane Upgrade
- 13 Edinburgh Street Walking and Cycling
- 14 Hall Lane - Stadium Drive Footbridge

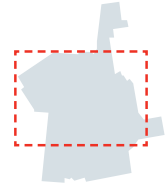




# Masterplan Update

## Spatial delivery plan - Draft Preferred Masterplan for consultation

HLPP BOUNDARY



### Projects completed & underway

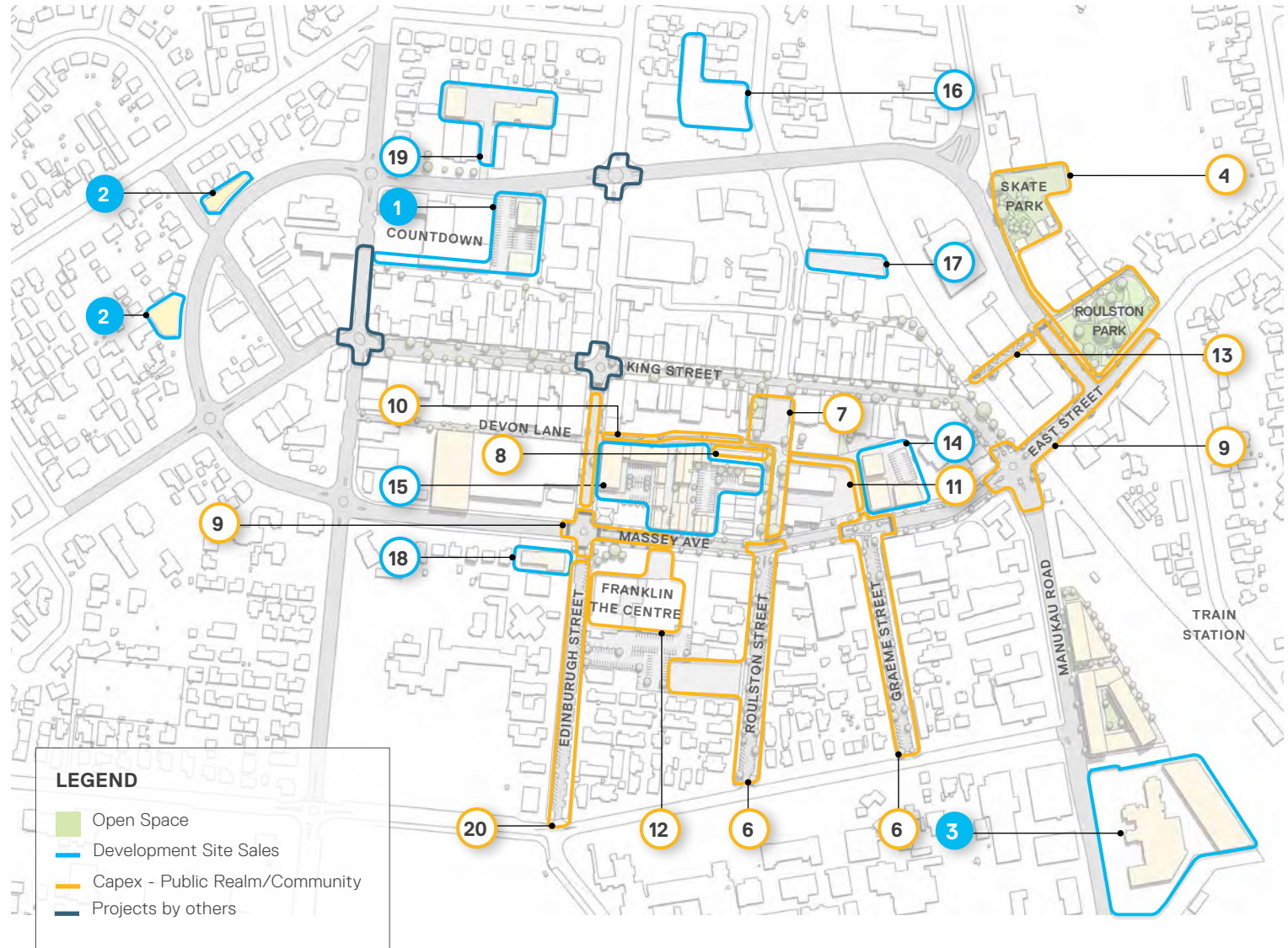
- 1 4 Tobin Street
- 2 Site Sales w/o Development Outcomes
- 3 82 Manukau Road
- 4 Skate & Roulston Park Enhancements
- 5 Small T projects (across entire programme)
- 6 Parking Management Solutions (across entire programme)

### Short-term projects (FY22-24)

- 7 Market Street
- 8 Community and Market Hall
- 9 Safe Walkable Streets
- 10 Devon Lane Upgrade
- 11 Roulston Lane Upgrade
- 12 Civic Hub Enhancements
- 13 Hall Lane - Stadium Drive Footbridge
- 14 7 Massey Avenue
- 15 Edinburgh Street Superblock
- 16 24 Hall Street
- 17 9 Hall Street
- 18 22 Edinburgh Street
- 19 9 Tobin Street

### Long-term projects (FY25+)

- 20 Edinburgh Street Walking and Cycling



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# Masterplan Update



Perspective View looking South from Town Square



# Masterplan Update



Perspective View looking East from Pukekohe Intermediate School

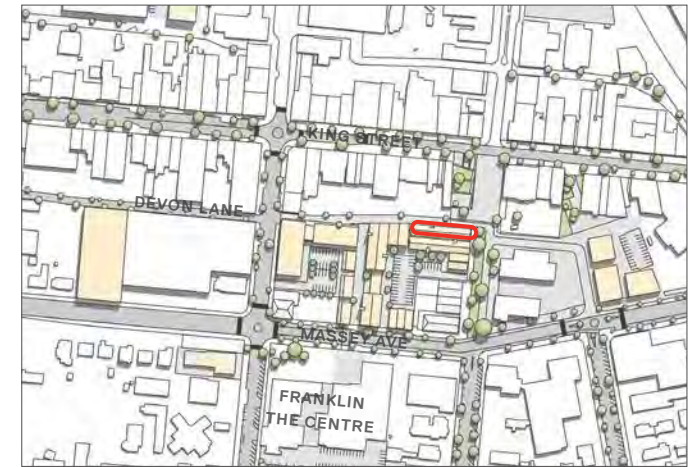


# PUKEKOHE Community and Market Hall

Medium term - \$4 mil



Perspective of Market Hall from Town Square



## Proposed outcomes:

- Enhance local community identity
- Provide a year-round community space to house the market and local events
- Activate the town square
- Provide shelter for the market
- Roulston Street upgrade provides the opportunity to grow the Pukekohe Farmers Market
- Reveal Pukekohe's high-value food offering
- Shared space between Roulston Street and Town Square



Design precedence: Hobsonville Point Market



Design precedence: GridAKL / John Lysaght building

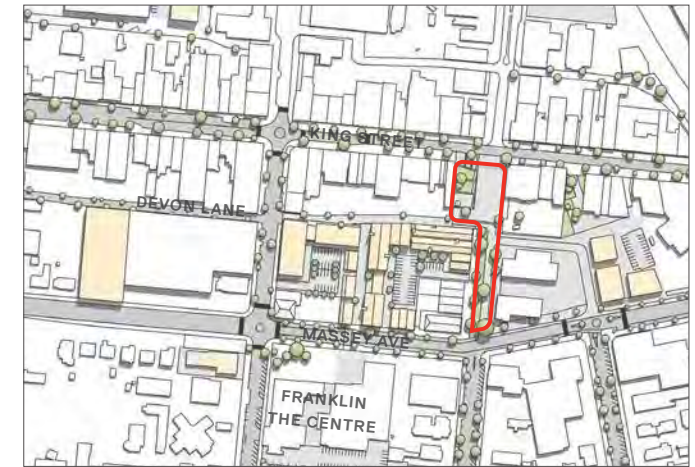


# PUKEKOHE Market Street

Medium term - \$3 mil



Plan of Market Street with approximately 60 stalls on market day



## Proposed outcomes:

- Enhance local community identity
- Renaming of the square
- Reconfiguration of the square to better accommodate market activities and events
- Roulston Street upgrade provides the opportunity to grow the Pukekohe Farmers Market
- Reveal Pukekohe's high-value food offering
- Shared space between Roulston Street and Town Square



Design precedence: Maki Street North West



Design precedence: Long Bay Village Market



# PUKEKOHE

## Edinburgh Street Superblock

Medium term



Perspective View



### Proposed outcomes:

- Improve access to the town centre
- New pedestrian and cycling connection between King Street and Franklin: The Centre
- Comprehensive development opportunity for new commercial, retail and residential space
- Improved and activated street frontages
- Create higher density development in the town centre
- Alternative alignments of new north-south laneway to be explored during detailed design



Design precedence: Long Bay Village



Design precedence: Mackelvie Street, Auckland



# PUKEKOHE

## Devon Lane Upgrade

Medium term - \$1.5 mil



Concept plan of Devon Lane



Devon Lane



### Proposed outcomes:

- New frontage to Edinburgh Street Superblock Development
- Increased permeability for pedestrians and cyclists throughout the Town Centre
- Improved safety for pedestrians and cyclists using the lane
- Slow traffic speeds
- One-way operation to be investigated
- Appropriate lighting for road safety and CPTED purposes
- No additional vehicle crossings permitted on the lane
- P5 loading zone throughout the lane



Design precedence: Darby Street, Auckland



Design precedence: McCrae Way, New Lynn



# PUKEKOHE

## Parking Management Solutions (across entire programme)

### 1 4 Tobin Street

Short Stay: 30 =  
 Long Stay: 50 =  
 Total used: 80 =  
**Vacant: 32 = 30%**  
 Total: 114 =

### 2 24 Hall Street

Short Stay: 12 =  
 Long Stay: 35 =  
 Total used: 47 =  
**Vacant: 42 = 47%**  
 Total: 89 =

### 3 9 Hall Street

Short Stay: 4 =  
 Long Stay: 18 =  
 Total used: 22 =  
**Vacant: 8 = 26%**  
 Total: 30 =  
 Proposed for sale as a carpark. No change in use.

### 4 9 Tobin Street

Short Stay: 0 =  
 Long Stay: 55 =  
**Vacant: 32 = 36%**  
 Total: 87 =

### 5 27/29A Edinburgh Street

Short Stay: 20 =  
 Long Stay: 54 =  
 Total used: 74 =  
**Vacant: 21 = 25%**  
 Total: 80 =



### 6 1-3 Roulston Street

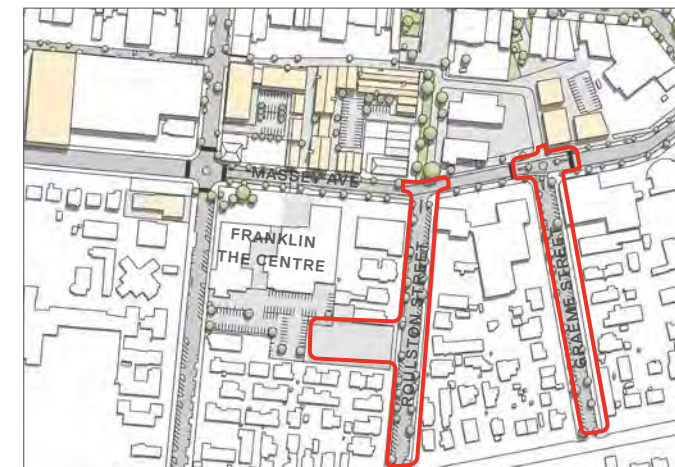
Short Stay: 14 =  
 Long Stay: 33 =  
 Total used: 30 =  
**Vacant: 24 = 39%**  
 Total: 81 =

### 7 7 Massey Avenue

Short Stay: 0 =  
 Long Stay: 40 =  
**Vacant: 7 = 0.08%**  
 Total: 111 =

### 8 Farmers Building Carpark/ Pukekohe Plaza/ Devon Lane

Short Stay: 0 =  
 Long Stay: 68 =  
**Vacant: many**  
 Total: 68 =  
 See separate PDF for use as carpark.



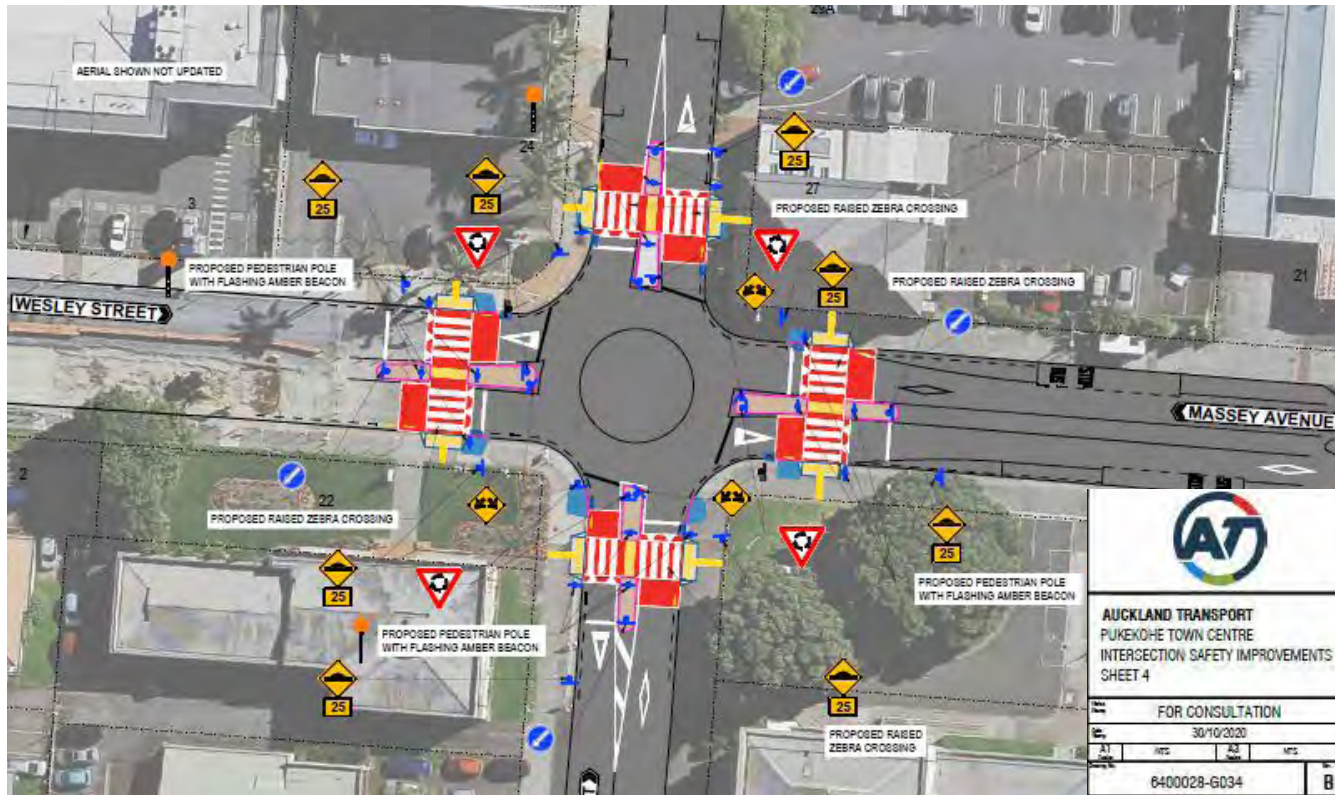
### Proposed outcomes:

- Slow speed streets
- Convert Roulston Street and Graham Street to angle parking to increase parking supply
- Prioritise parking for those that need it most (mobility users, parents with young children)
- Increase trees and planting
- Work with AT on parking restrictions and short-stay parking
- Explore parking on 21 Roulston Street



# PUKEKOHE

## Safe Walkable Streets



PUKEKOHE TOWN CENTRE, INTERSECTION SAFETY IMPROVEMENTS



### Proposed outcomes:

- AT led Eke Panuku support
- Improved access to and from the town centre
- Create indented parking bays by Roulston Park for bus layover, mobility parking, servicing
- Safer crossing points for pedestrians and cyclists
- Slower traffic speeds

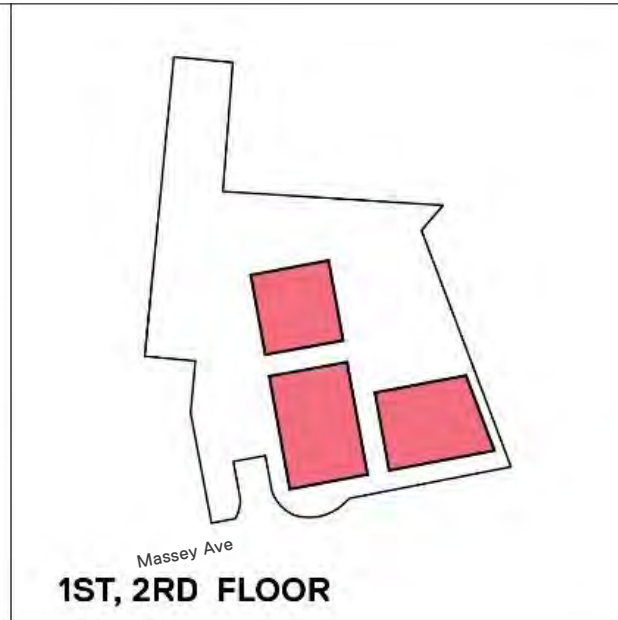
# PUKEKOHE

## 7 Massey Avenue

Medium term



Concept Plan



1ST, 2RD FLOOR



### Proposed outcomes:

- Comprehensive development opportunity for new commercial, retail and residential space
- Improved and activated street frontages
- Create higher density development in the town centre



Design precedence: The Crossing, Christchurch



Design precedence: Stranges Building, Christchurch



# PUKEKOHE

## Roulston Lane Upgrade

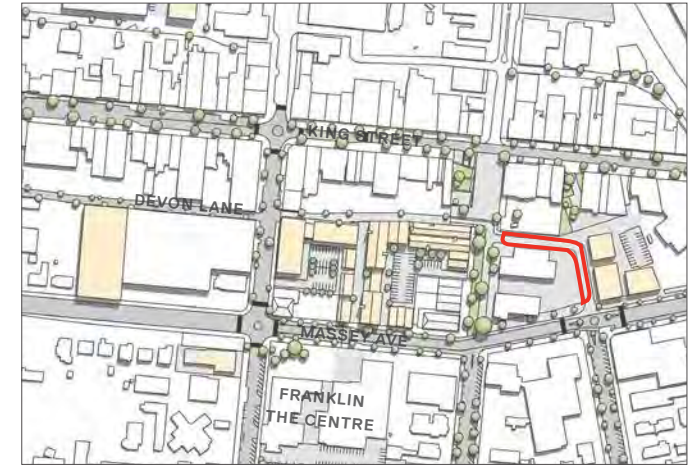
Medium term - \$0.5 mil



Concept plan of Devon Lane



Roulston Lane



### Proposed outcomes:

- New frontage to Edinburgh Street Superblock Development
- Increased permeability for pedestrians and cyclists throughout the Town Centre
- Improved safety for pedestrians and cyclists using the lane
- Slow traffic / speed calming
- One-way operation to be investigated
- Appropriate lighting for road safety and CPTED purposes
- No additional vehicle crossings permitted on the lane
- P5 loading zone throughout the lane



Design precedence: Maki Street, North West, Auckland



# PUKEKOHE

## Edinburgh Street Walking and Cycling

Long term - \$4 mil



Safe streets for all



Improved crossings



### Proposed outcomes:

- Improved access for pedestrians and cyclists between the town centre and the Pukekohe Intermediate and High Schools
- Safe route for all users including children
- Slower speeds
- Create additional crossings
- Opportunities for tree planting
- Future proofed for bike facilities



Future proofed for cycling





# PUKEKOHE

## Skate & Roulston Park Enhancements

Short - Medium term - \$1.5 mil

- Workshop with LB on 17<sup>th</sup> of November – agreed
  - **Priority 1:** development of path network, historical and cultural precinct entrance and plaza
  - **Priority 2:** playspace redevelopment, landscape enhancement and arboricultural remedial action plans.
- Next steps
  - Integrate AT proposal to ‘improve’ intersection.
  - Mana Whenua endorsement on concept plan
  - Investigate improved access and additional ped crossing across Stadium Drive.



Roulston Park Concept Plan Feb 2019

### Options for enhancement



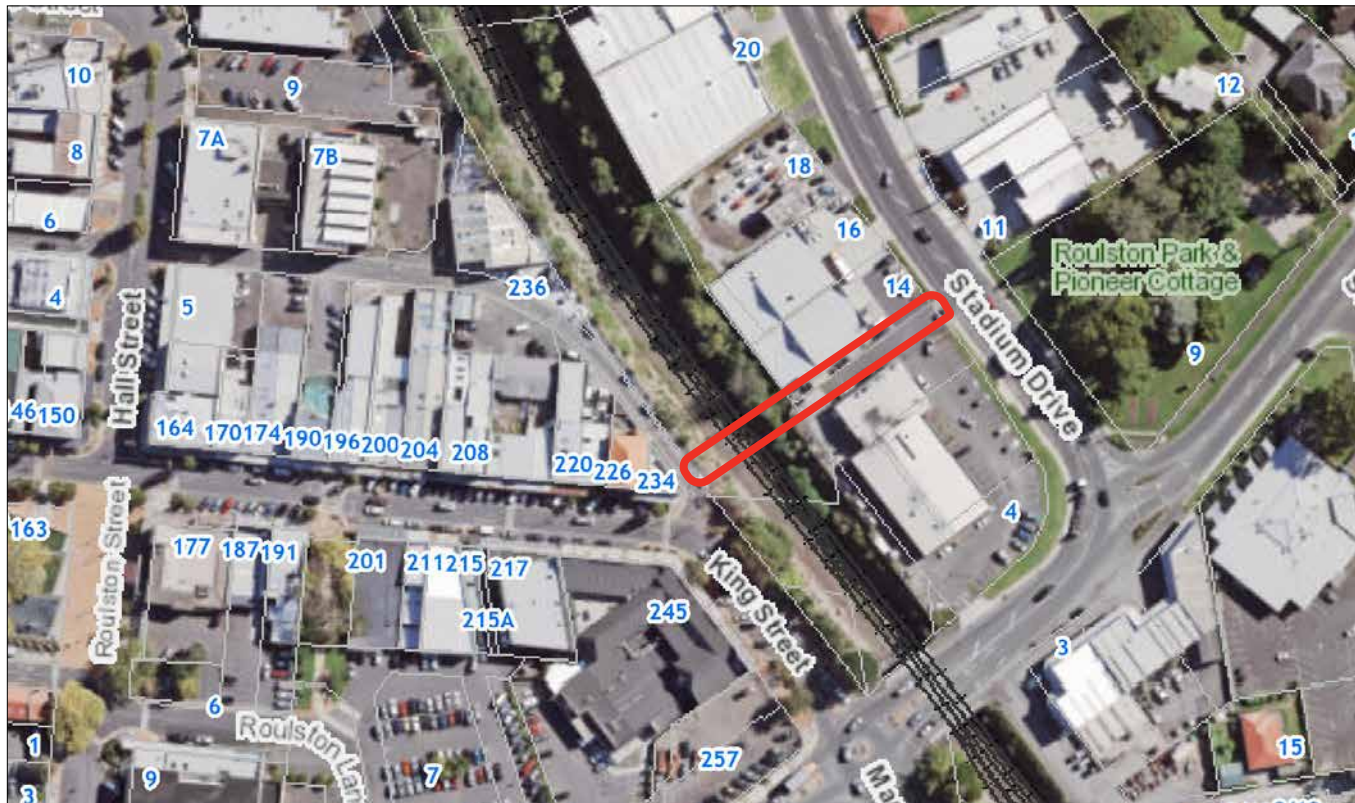
Roulston Skate Park Options Study November 2019



# PUKEKOHE

## Hall Lane - Stadium Drive Footbridge

Short - Medium term - \$3 mil



### Proposed outcomes:

- Improved access for pedestrians and cyclists between Roulston Park and Roulston Skate Park and the town centre

Site Aerial



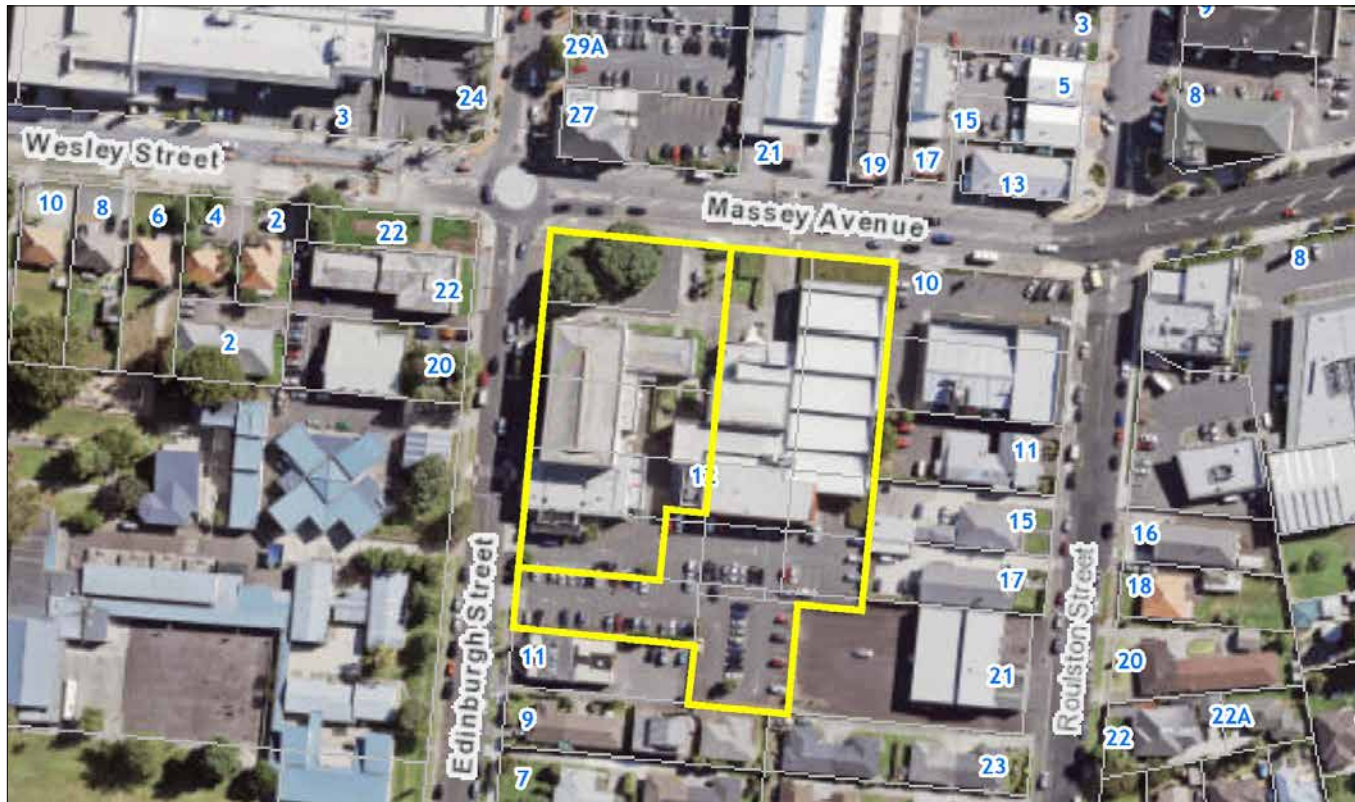
Design precedence: Taumanu Reserve Bridge, Onewunga



# PUKEKOHE

## Civic Hub Enhancements

Long term - \$2 mil



### Proposed outcomes:

- Opportunity for new community meeting room
- Opportunity for Shelter (roof) connecting Franklin Centre to War Memorial Hall
- Opportunity for Gallery optimisation

Site Aerial



Existing building



# PUKEKOHE

## Small T projects (across entire programme)

Short - Medium term - \$1 mil



### Small T projects could include:

- Improving Wayfinding between the Town Centre and the Train Station
- More trees and planting within the Town Centre
- King Street enhancements
- Additional Bike Parking
- Opportunities for outdoor dining

Edinburgh Street outdoor dining



## Next Steps

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- 1 Recieve feedback on draft masterplan from stakeholders
- 2 Developing Kia Puawai a Pukekohe vision with Mana Whenua
- 3 Community consultation on Kia Puāwai a Pukekohe Master Plan in June/July 2022