

ONEHUNGA

**Connecting to new
*spaces.***



**Waiapu Precinct and
Paynes Lane changes**

Eke Panuku
Development
Auckland



Background

Onehunga is a growing community in an exceptional location on the edge of the Manukau Harbour, 10km from the city centre and Auckland Airport.

Committed to embracing Onehunga's character, we are working to breathe new life into this neighbourhood through an urban regeneration programme, on behalf of Auckland Council. The plans for Waiapu Precinct and Paynes Lane are part of wider plans for Onehunga, designed to attract more investment, support the growing population and local businesses, and help the town centre flourish in a sustainable way.

What are we doing and what is this consultation about?

A transformation is planned for Waiapu Precinct and Paynes Lane in Onehunga, focusing on future-proofing the town centre by investing in infrastructure, facilitating new homes, creating new public spaces and improving walking connections.

Back in 2020, we asked the local community for their ideas and views on how to transform council land in the Waiapu Precinct into better usable spaces. This feedback helped shape the plan, focussing on safety, connectivity, lush green spaces, car parking, quality housing, and a new supermarket.

By partnering with mana whenua to weave in Māori design principles, we want to ensure Onehunga's rich history, natural treasures and strong community identity is visually celebrated in these designs.

In partnership with mana whenua and with the support of the Maungakiekie-Tāmaki Local Board, we're seeking your views on the proposed design for the public spaces in the Waiapu Precinct and the upgrade of Paynes Lane.

- **Waiapu Precinct** is the block between Onehunga Mall, Selwyn Street, Arthur Street and Church Street. Our plan includes a new public plaza, green spaces, a family play space and safer walking connections.
- **Payne's Lane**, opposite Waiapu Precinct on the other side of Onehunga Mall, will be upgraded to provide a safe, wide and improved walking connection to the future expanded Dress Smart retail precinct.

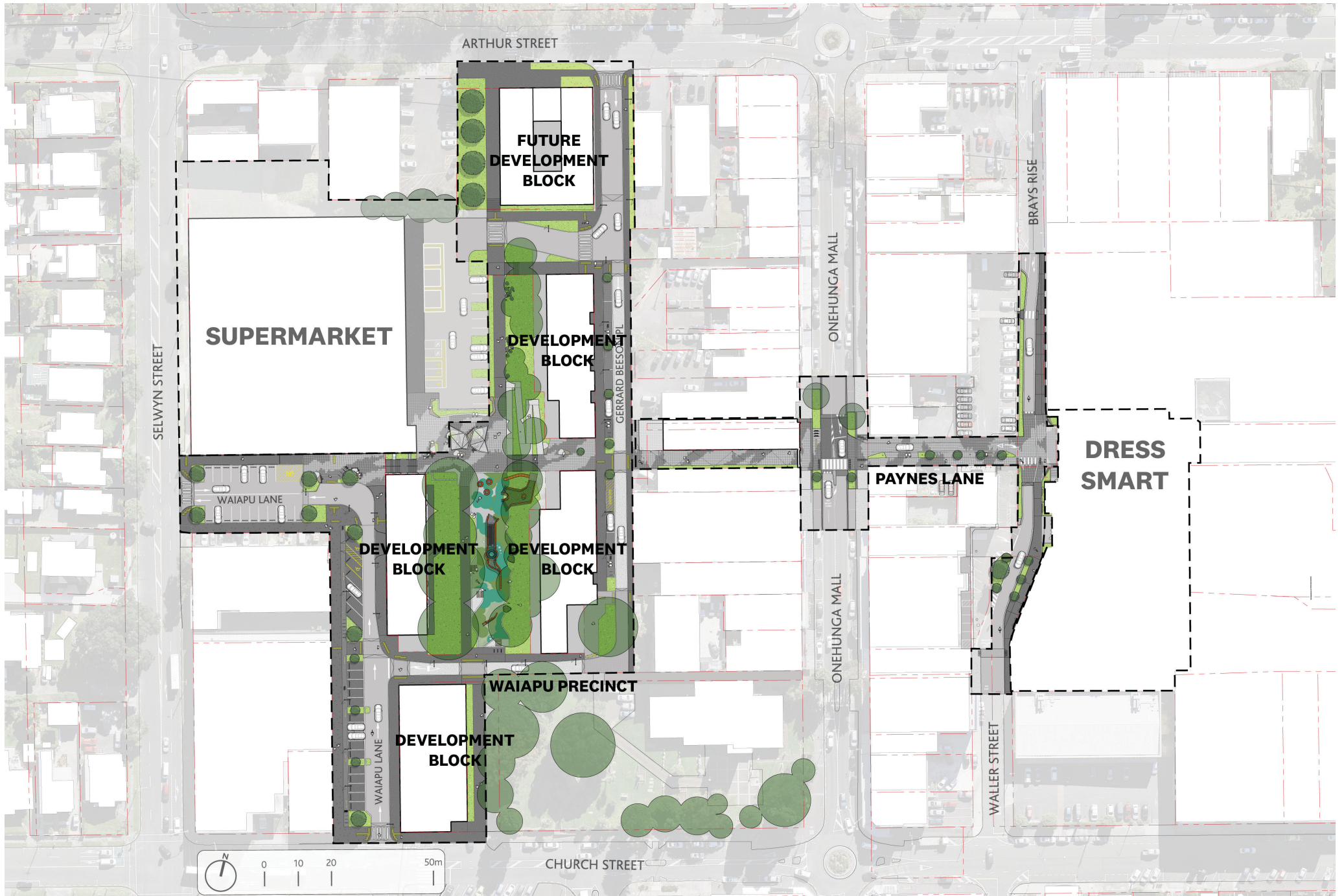
What are the wider plans for this precinct?

We work alongside private investment to help future-proof neighbourhoods. In Onehunga, we've created a plan that integrates the future expanded Dress Smart retail precinct and a brand-new supermarket to reinvigorate the town centre. The precinct will have around 100 new homes, so even more people and families can enjoy living in Onehunga and contribute to the local economy.

Car parking remains an important part of how people access the precinct and the wider town centre, but to enable the transformation of the area into a safer, more welcoming space for people, there will have to be some changes. The changes are also necessary to accommodate the new supermarket and to provide more convenient access for shoppers and visitors to local businesses on Onehunga Mall and the library.

These changes won't happen overnight, they will take time. The Waiapu Precinct is a complex site, and will be constructed over a period of years will be required to complete its transformation.

These improvements are integral to the Eke Panuku urban regeneration efforts in Onehunga.



Connections

One of the key elements of the proposed transformation of Waiapu Precinct and Paynes Lane is enhancing the walking connections to support the bustling retail activity in the town centre, making it easier for more people to visit, spend time in the area, and support local shops.

The proposed designs will see some changes to the road layout to improve safety and access. The new layout will ensure everyone can visit the precinct, while improving wayfinding and lowering the volume of cars cutting through the precinct. Upgraded, wider, well-lit laneways will better connect the town centre, enabling safer and more convenient pathways for people. It's all part of our commitment to secure Onehunga Mall as the heart of the town centre, linking new homes, shops and businesses on both sides.



North-South

The north-south connection will seamlessly link Arthur Street and Onehunga Primary School to Church Street and Onehunga Library, to provide a green safe walkway for all, including the many tamariki (children) that already use it. This connection isn't just about walking paths – it's creating a link between two significant natural features, Maungakiekie (One Tree Hill in the north) and Te Hopua a Rangi (Manukau Harbour) and Māngere Maunga (Mangere Mountain in the south). The design will reflect the journey from maunga (mountain) to moana (sea).

Our focus is to preserve many of the leafy existing mature trees and plant more to create a landscape that celebrates the existing natural environment.



East-West

The east-west connection will strengthen the link between Waiapu Precinct and Dress Smart, via Paynes Lane. It will make Onehunga Mall a key part of the journey, giving more people convenient access to various parts of the town centre. The design of this connection takes inspiration from the geomorphological history of Onehunga, reflecting the lava flows that would have run in an east-west direction below the town centre. Due to the steep gradient, we want to improve accessibility by creating larger steps and adding a ramp. This will give everyone, including those with mobility needs, on wheels, or with prams, better access to the area, including the new public spaces.



Play space

Walking along the new north-south pathway from Onehunga Primary School towards Onehunga Library, we plan to build an exciting new family play space, adjacent to the plaza and pavilion, making it easier for families to visit and spend time in the town centre.

It will be more than a playground - a space for learning through play where tamariki can develop problem solving skills and engage their imaginations as they explore. The design incorporates play features that are inclusive for all ages and abilities to enjoy.

The design reflects Onehunga's natural features, with the ground surface representing the forest floor while the play features are the type of activities you would experience if journeying from maunga (mountain) to moana (sea) – climbing, crawling, tunnelling, and jumping and sliding.

We also want to add more trees and low planting around the play space to provide ample shade as people gather, relax and enjoy their time in the town centre.



Plaza and Pavilion

A new public space is proposed at the intersection of the north-south and east-west links. The space is intended to provide a place for the community to meet and rest, next to the play space and new supermarket entrance. The public space will be open and accessible and include a new pavilion with sheltered seating. The design of this space takes inspiration from the mana whenua narratives of the intersecting natural features of the east-west geological lava movement and the north-south urban ngahere (forest). We have been working closely with mana whenua artist Graham Tipene (Ngāti Whātua Ōrākei) to integrate these narratives with the design. The underlying concept for the pavilion design is based on the idea that soil that settles in the depressions of lava rock will support new growth of the urban ngahere canopy. The form and structure of the pavilion is based on the clustered growth form of the existing tree canopy. The soffit detail (underside of the pavilion roof) represents the puia and the lava that flows from the centre. The circle being the volcanic centre with the puhoro used to show the flow of lava away from the centre.



Paynes Lane

At the eastern end of the east-west connection, Paynes Lane will provide an improved walking connection between Onehunga Mall and the planned new entrance to the expanded Dress Smart. The upgrade will provide more space, improved safety and lighting. Vehicle access to Brays Rise and Waller Street will still be available in a slow-speed pedestrian environment.

More homes

Onehunga is an ideal location for more homes and businesses, as it's situated close to Auckland's two largest employment hubs (city centre and the airport precinct). It also has good existing infrastructure and amenities that can support more homes close to the town centre. We're already seeing significant new residential investment in the area, and this is likely to continue.

Giving more people the option of living in the town centre empowers them to live low-carbon lifestyles, so they can live, work and play near their homes, schools, shops and public transport. This also reduces reliance on cars, provides more around the clock customers for businesses and improves safety.

As part of Waiapu Precinct there will be over 100 new homes built over the coming years, which will complement the improved pedestrian environment.

Street upgrades

To create a safer and more walking-friendly environment, we are proposing some changes to the way both people and vehicles move through Waiapu Precinct. This will ensure more clearly identified space for people, whether they are moving around in a car, on foot or wheels, reducing the chance of clashes.

The changes are also necessary to better support the new supermarket and future residential developments, and to create a safer and easier walking access to Onehunga Mall and the town centre, while still allowing vehicle access.

Gerard Beeson Place will have a change to the flow of traffic. This ensures continued access to properties on the road, but also reduces the volume of through-traffic using the precinct as a cut-through.

Waiapu Lane will continue to provide access to the precinct but won't run all the way through.

Parking

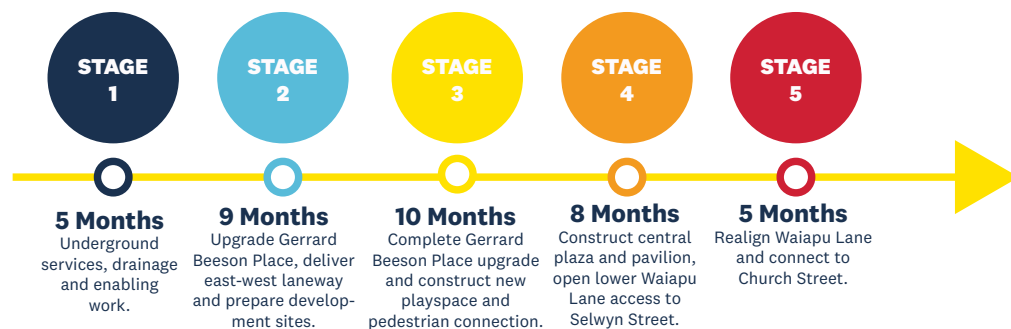
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- There will be ample safe, convenient parking underneath the new supermarket, allowing quick and easy access for shoppers
- Public parking, including mobility parking, will be available in the south-western part of the precinct, off a reconfigured Waiapu Lane
- As part of Dress Smart's expansion, it will increase and modernise its car park, connected with Waiapu Precinct via the upgraded Paynes Lane
- Outside the precinct, there are still nearly 2000 car parks available in the town centre
- As residential development in the precinct may take a while, some of the sites will remain as temporary car parks until the time comes for construction to start.

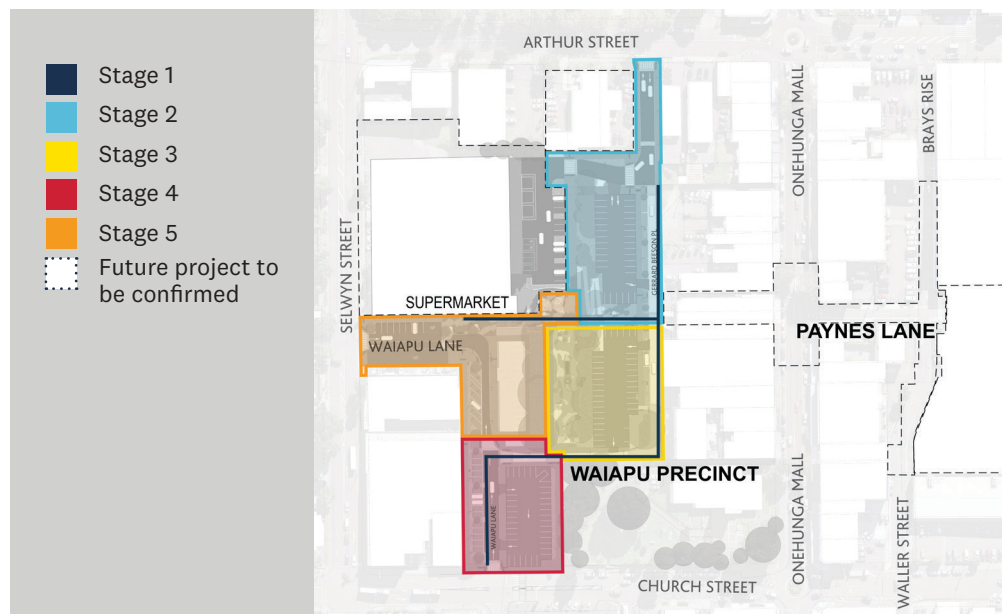
Timeline

Detail on the timing and staging of this work hasn't been finalised, but urban regeneration is a long process. We expect the project to take a number of years to complete, and will be staged in a way to minimise disruption. We expect that construction of new homes will only start after most of the public space and the new supermarket is finished.

Construction Staging - Late 2024 to 2027



Construction duration is indicative only. Access to private property will be retained.



Have Your Say

The consultation runs from 12 Feb to 10 Mar 2024. To find out more info and Have Your Say:

- Attend an **information drop-in session** on:
 - o Saturday 17 February 2024, 10.30am-12.30pm, Onehunga Library, 85 Church St, Onehunga
 - o Saturday 24 February 2024, 10.00am-12.00pm, Dress Smart, 151 Arthur Street, Onehunga
- Complete a **feedback form** at Onehunga Library
- Scan the **QR code** or visit **akhaveyoursay.co.nz**

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