

NORTHCROFT ST STREETSCAPE UPGRADE

LANDSCAPE CONCEPT REPORT
DRAFT CONCEPT DESIGN

18th October 2022

Prepared for Eke Panuku



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Vehicle dominant Northcroft Street

INTRODUCTION

Eke Panuku Development Auckland are proposing to upgrade Northcroft Street in Takapuna with a focus on improving the pedestrian amenity. A key catalyst for these works is the newly constructed Toka Puia car park that is located between these streets, and the construction of the new town square at 40 Anzac Street.

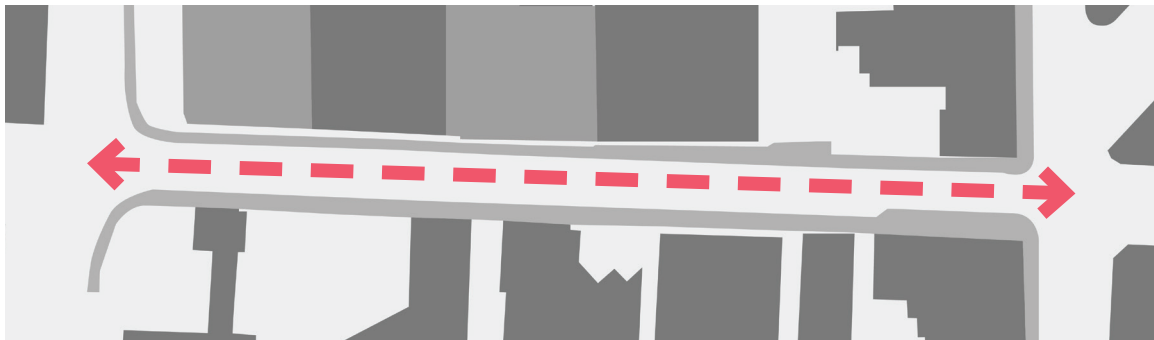
The proposed streetscape upgrade presents the opportunity to transform Northcroft Street to reflect the importance of the street and its connection to the centre of Takapuna. The proposed transformation affords the opportunity to increase pedestrian amenity, reduce vehicular dominance, support growth and investment, and create robust, ecologically and hydrologically appropriate low maintenance streetscape. The upgrade can enhance the retail vitality of the street, encouraging quality development, improving pedestrian amenity, providing for high quality investment and growth, positively impacting the Takapuna centre, and ensuring the required infrastructure for future growth.

The key project objective will be to create a new streetscape for Northcroft street which elevates its role as a town centre street by:

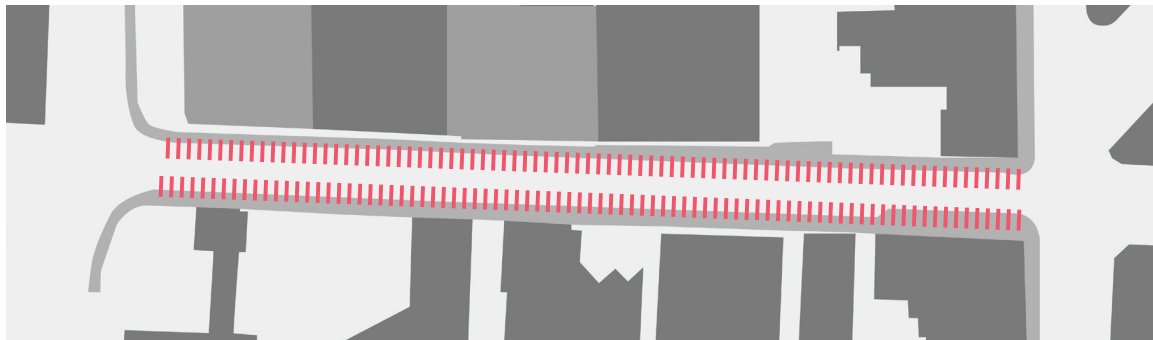
- Facilitating retail activity in a manner that provides convenience, variety and flexibility of uses
- Increasing pedestrian amenity, enhancing legibility and improving ease of movement
- Reducing vehicular dominance and encouraging slow traffic movement
- Creating a robust, ecologically appropriate and low maintenance streetscape
- Encourage further public and private development in Takapuna



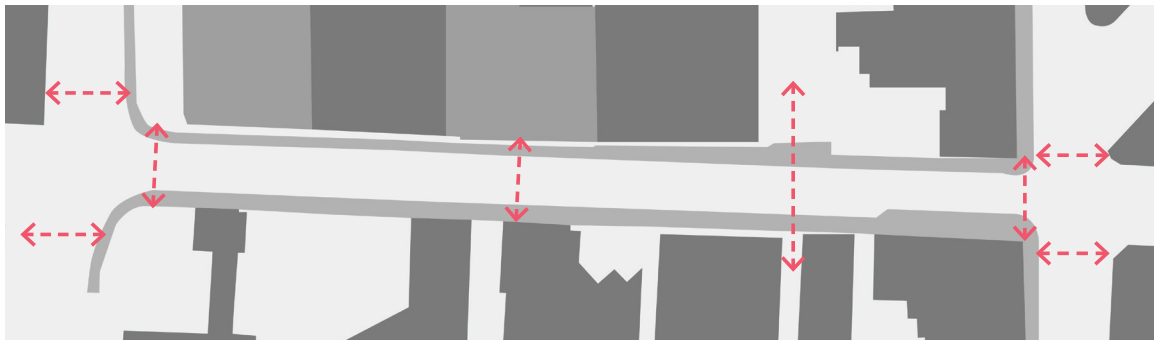
Reduce vehicle dominance



Widen footpaths



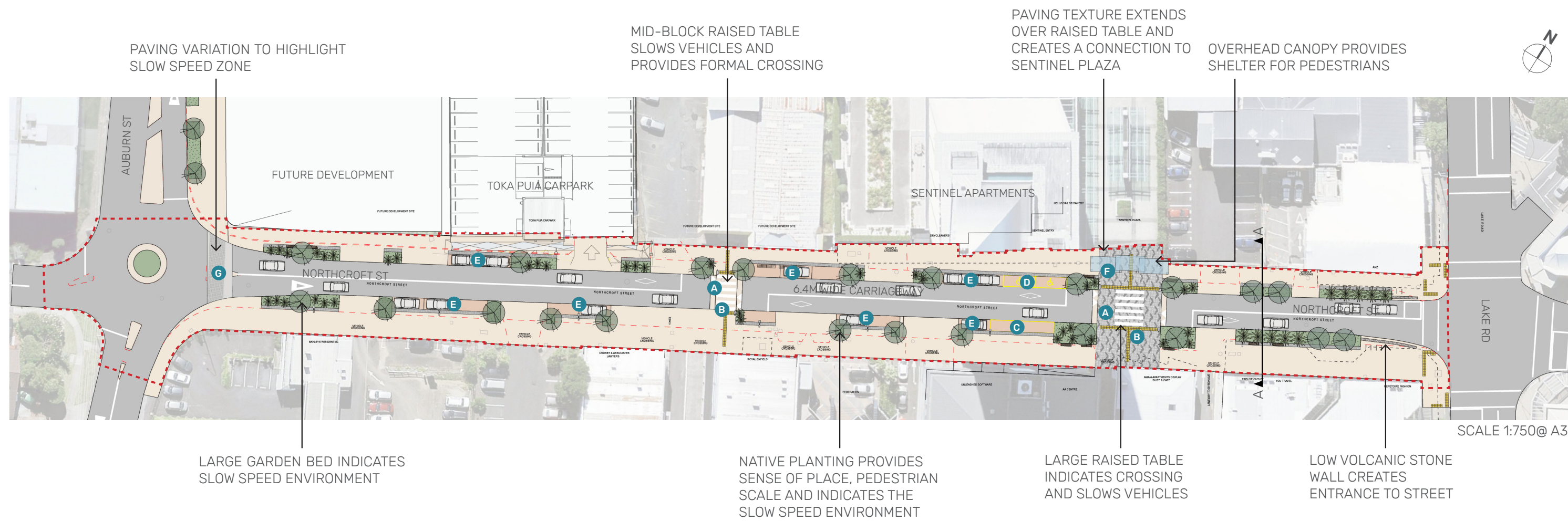
Safe pedestrian connections



Increase planting



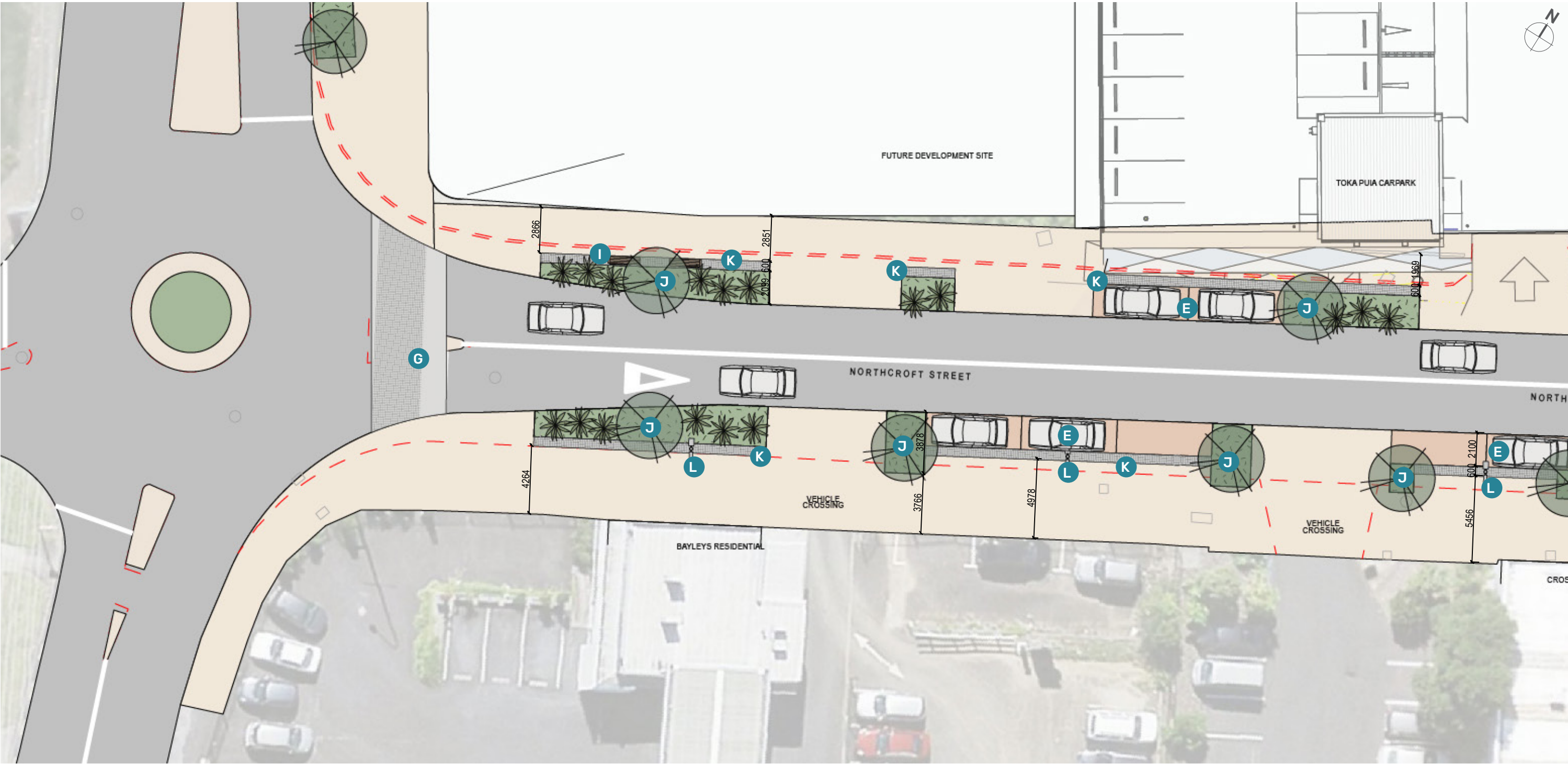
NORTHCROFT STREET CONCEPT OVERVIEW



- | | | |
|------------------------------|-----------------------|-----------------------|
| A RAISED TABLE | E CARPARKS | — — EXISTING KERBLINE |
| B FORMALISED CROSSING | F SHELTER | ■■■■ BUILDING CANOPY |
| C LOADING ZONE | G RUMBLE STRIP | EXTENT OF WORKS |
| D ACCESSIBLE CARPARK | | |

NORTHCROFT STREET CONCEPT

ZOOM IN



SCALE 1:250@ A3

- A

RAISED TABLE
- B

FORMALISED CROSSING
- C

LOADING ZONE
- D

ACCESSIBLE CARPARK
- E

CARPARKS
- F

SHELTER
- G

RUMBLE STRIP
- H

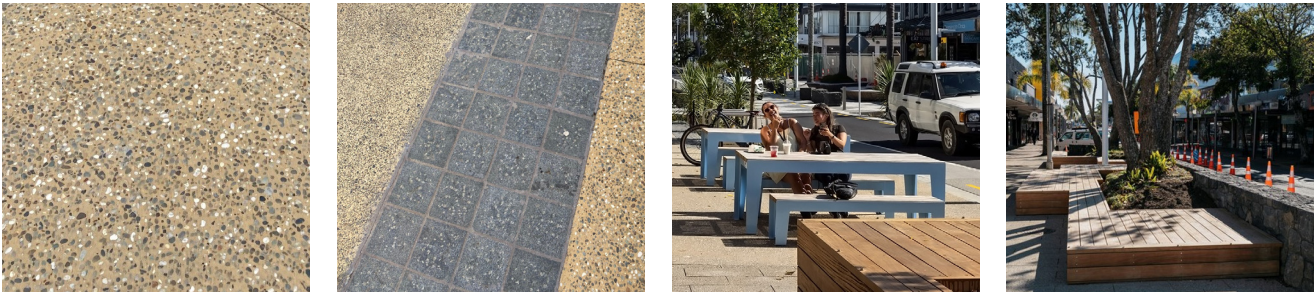
STONE WALL
- I

BENCH SEAT
- J

SPECIMEN TREE
- K

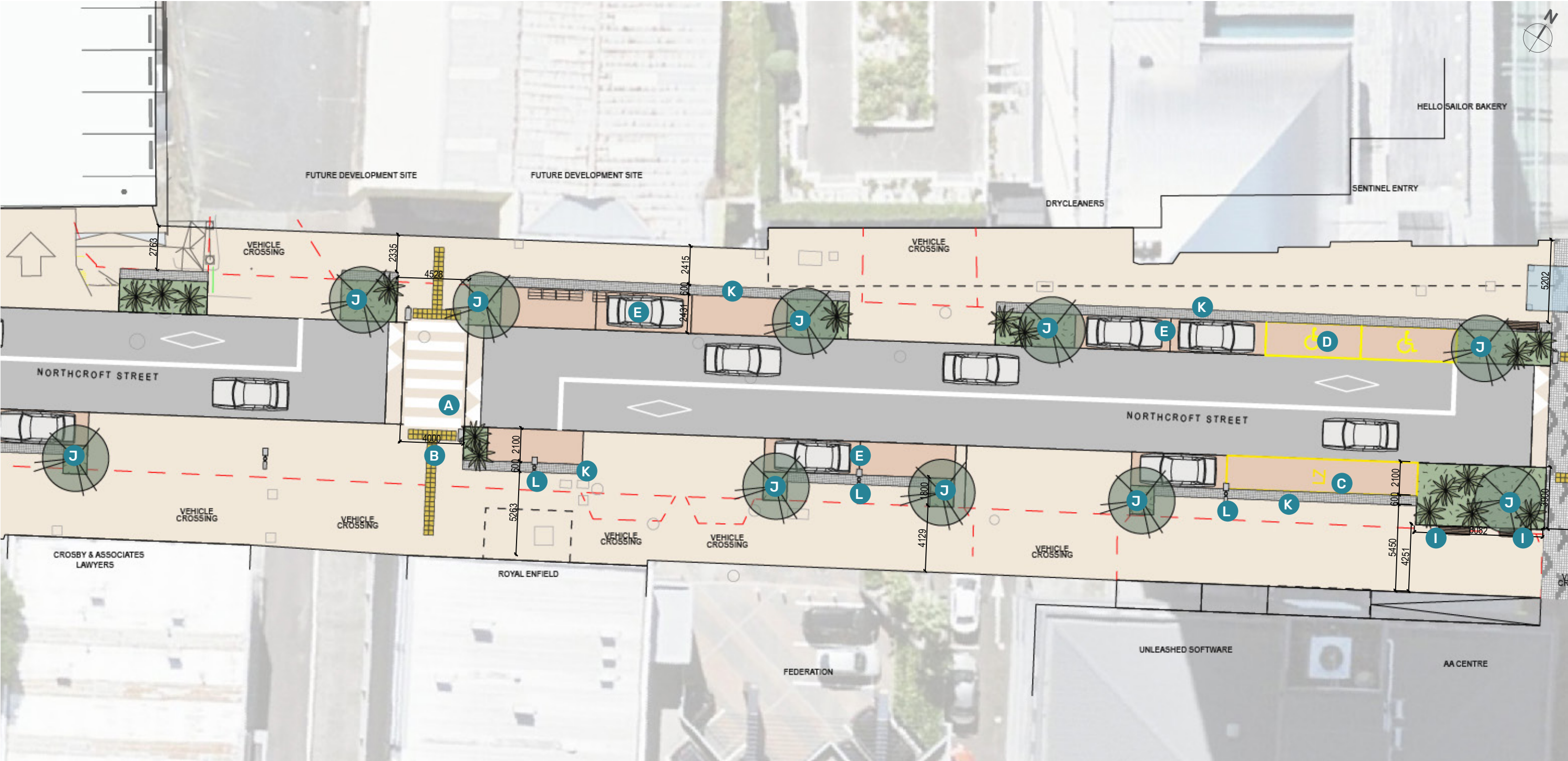
600MM PAVING STRIP
- L

LIGHT POLE
- EXISTING KERBLINE
- BUILDING CANOPY
- EXISTING SERVICES



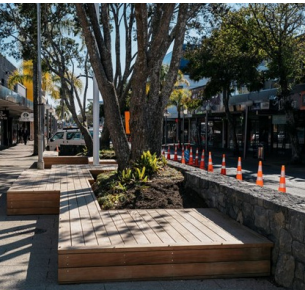
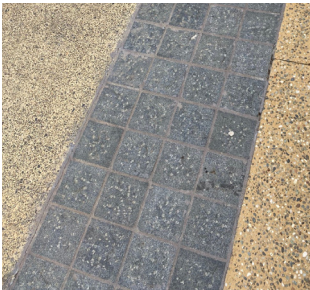
NORTHCROFT STREET CONCEPT

ZOOM IN



SCALE 1:250@ A3

- | | | | |
|------------------------------|-----------------------|-----------------------------|-----------------------------|
| A RAISED TABLE | E CARPARKS | I BENCH SEAT | — — — — — EXISTING KERBLINE |
| B FORMALISED CROSSING | F SHELTER | J SPECIMEN TREE | ••••• BUILDING CANOPY |
| C LOADING ZONE | G RUMBLE STRIP | K 600MM PAVING STRIP | — — — — — EXISTING SERVICES |
| D ACCESSIBLE CARPARK | H STONE WALL | L LIGHT POLE | |



NORTHCROFT STREET CONCEPT

ZOOM IN

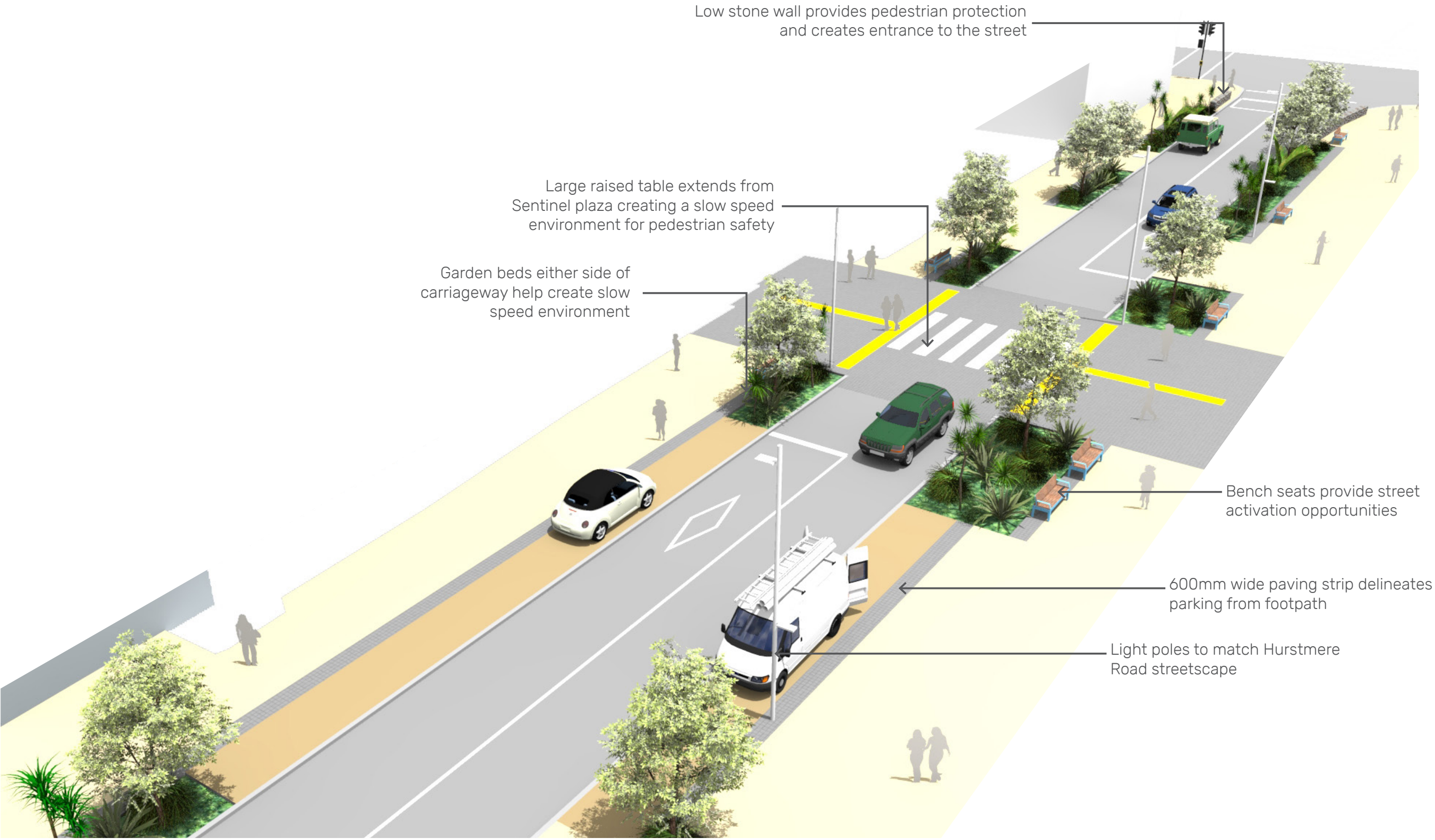


SCALE 1:250@ A3

- | | | | |
|------------------------------|-----------------------|-----------------------------|----------------------|
| A RAISED TABLE | E CARPARKS | I BENCH SEAT | — EXISTING KERBLINE |
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| D ACCESSIBLE CARPARK | H STONE WALL | L LIGHT POLE | |



NORTHCROFT STREET VISUALISATION
3D OVERVIEW



Low stone wall provides pedestrian protection and creates entrance to the street

Large raised table extends from Sentinel plaza creating a slow speed environment for pedestrian safety

Garden beds either side of carriageway help create slow speed environment

Bench seats provide street activation opportunities

600mm wide paving strip delineates parking from footpath

Light poles to match Hurstmere Road streetscape

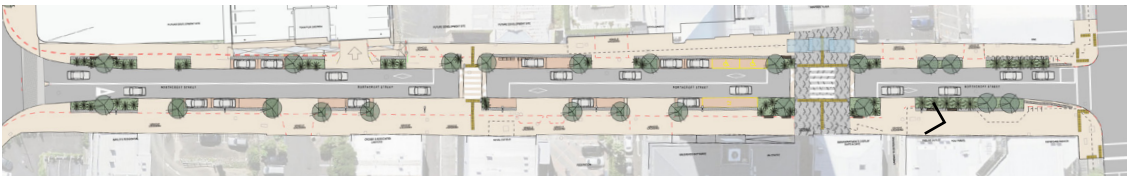
DRAFT: ARTIST IMPRESSION ONLY

NORTHCROFT STREET VISUALISATION
SECTION AA



DRAFT: ARTIST IMPRESSION ONLY

NORTHCROFT ST VISUALISATION
SENTINEL PLAZA RAISED TABLE



DRAFT: FINAL RENDERS TO BE PREPARED FOR CONSULTATION

HARDSCAPE MATERIAL STRATEGY

Hardscape Palette

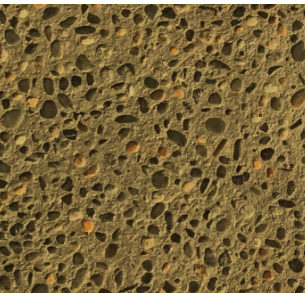
The hardscape strategy is informed by the Hurstmere Road street upgrade building on the Takapuna character and creating continuity of streets.

A mix of street furniture elements are to be utilised in specific locations of Northcroft Street creating areas for interaction and adding human elements to the vehicular dominant street.

Exposed aggregate concrete with varying oxide is to be used for the footpaths on boths streets, granite paving bands will highlight garden and parking edges providing both visual and textural delineation.



Pedestrian footpath



Parking & loading bays



Asphalt carriageway



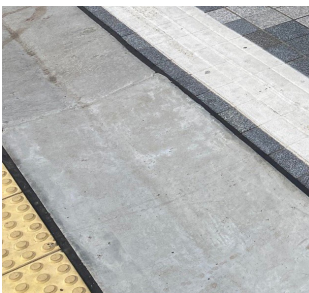
Granite paving bands



Raised table paving linking Sentinel Plaza



Tactile indicator



Dish channel



Mountable kerb

Note: All material images are indicative only. Final material selection will be subject to approved samples.



Bicycle rack



Dual bin rubbish bin



Basalt wall



Timber wheelstop Purpleheart timber



Street furniture (to match Hurstmere Road)



Street furniture (to match Hurstmere Road)

PLANTING STRATEGY

Tree + Planting Palette

A palette of native evergreen tree species has been selected to supplement the existing framework of tree planting. Species include titoki, pohutukawa, totara, kahikatea, ti kouka and nikau. Species have been selected for suitability for the urban street environment, scale, specific growing habit, cultural and biodiversity values.

The planting strategy is to create an attractive, lush, unique and low maintenance ‘green’ street. All plants proposed are native to New Zealand and suitable to the coastal environment.

The increase in garden will provide a softer and more colourful street environment, with a rich diversity of texture and forms of different plant species. Shrub and groundcovers will be planted at a close density to ensure early coverage of garden beds.

All plants will be planted in road level garden beds and in some instances raised garden beds. The planting proposed is appropriate for all the garden conditions and as such will appear as a cohesive palette. All proposed planting will allow for clear sightlines over planting beds to ensure visibility across and along the streets are maintained. Plants will be placed a minimum of 400mm from the garden bed edges to avoid overhang causing obstacles, narrowed pavements and trip hazards.



Titoki
(*Alectryon excelsus*)



Pohutukawa 'Maori Princess'
(*Metrosideros excelsa*)



Totara
(*Podocarpus totara*)



Kahikatea
(*Dacrycarpus dacrydioides*)



Ti kouka
(*Cordyline australis*)



Nikau
(*Rhopalostylis sapida*)



Wharawhara (*Astelia banksia*)



Taupata (*Coprosma repens*)
'Poor Knights'



Pepepe (*Machaerina Sinclairii*)



Panakenake (*Lobelia angulata*)



Mikoikoi (*Libertia grandiflora*)



Purei (*Carex secta*)



Pohuehue
(*Muehlenbeckia complexa*)



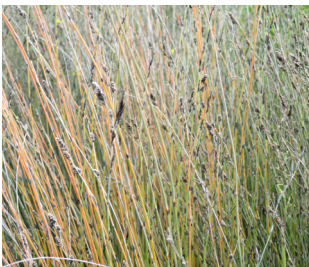
Rengarena
(*Arthropodium cirratum*)



Wharariki
(*Phormium 'Emerald Green'*)



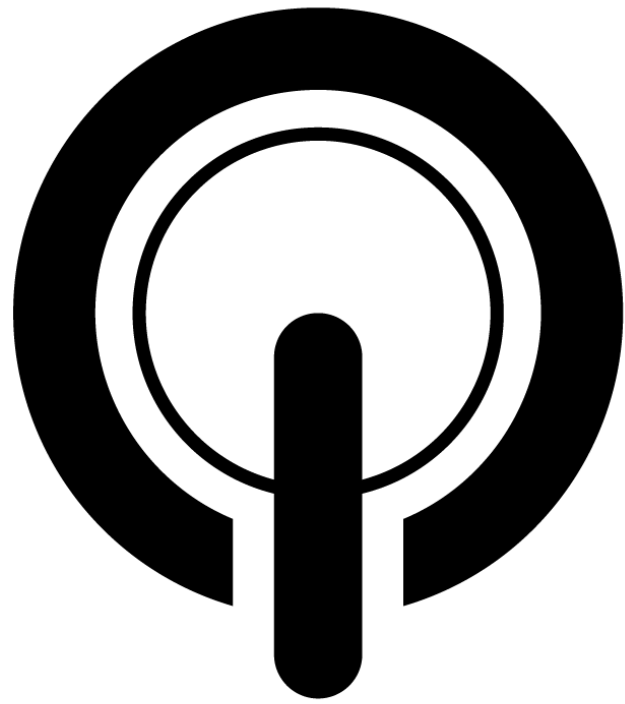
Tatarahake
(*Coprosma 'Red Rocks'*)



Oioi
(*Apodasmia similis*)



Waiūatua
(*Euphorbia glauca*)



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